



**CHURCH ROAD, WINSCOMBE, BS25 1BH**



**£525,000 FREEHOLD**

# Passionate about Property

Spacious detached three bedroom bungalow situated on one of the most sought after roads in the village, offering a large living / dining room, breakfast room, utility room and an integral double garage. The property has large front and rear gardens offering great scope to extend if necessary - call now to view!

Council Tax Band: F

## Location

Situated in an enviable position on the sought after Church Road area of the village where properties rarely become available. Winscombe Village centre is within walking distance and offers a full range of facilities and amenities, these include: An excellent Primary School, various Retail Outlets and Professional Practices, Public Library, Public House/Restaurant, Hairdressers, Beauty Salons, Optician, Churches, Pharmacy and Doctor, Dentist and Veterinary Surgery's. There is a village market on Thursdays located at the Community Centre and for those with hobbies and interests, there are many clubs and organisations running in the village including: Art Classes, Ramblers Club, Badminton, Football, Rugby, Cricket, Tennis and Bowling Clubs to name just a few. Winscombe is surrounded by beautiful open countryside, designated an area of outstanding natural beauty providing excellent riding and walking opportunities. There are several lakes located within the area which cater for the sailing and fishing enthusiasts and there is a Dry Ski Slope facility and Equestrian Centre in nearby Churchill. The popular Churchill Academy with Sixth Form Centre is within 3 miles, and there are a number of private schools available in the area including Sidcot School which is just a short distance away. Winscombe is ideally situated for those travelling further afield and is well served by a local bus service with mainline railway connections at Weston-super-Mare, Yatton and Backwell providing access to Bristol Temple Meads, London Paddington and other major towns and cities. Access to the M5 Motorway network is available at junction 20 Clevedon, 21 St Georges and 22 Edithmead and Bristol International Airport is within a 20 minute drive.

## Directions

From Bristol heading South West on the A38 enter the village of Churchill. At the traffic lights proceed straight ahead. Follow the road for approximately 1 mile passing through the Hamlet of Star. After a further ? mile proceed past Sidcot School on the left hand side and drop down the hill to a set of traffic lights. Turn right onto Sidcot Lane signposted to Winscombe and Weston-super-Mare. Proceed into the village of Winscombe onto Woodborough Road and with Winscombe 'Car Sales' on the right and the Co-op mini market on the left continue through the sharp left hand bend. Follow the road under the 'old railway bridge' passing the Church Hall on the right. Take the turning on the left onto Church Road and follow the road through a left hand bend. The property can be found towards the top of the incline in the road on the left-hand side and is identified by the Farrons for sale notice.

## Entrance

Steps from the driveway lead up to the main entrance, with upvc double glazed entrance door and side panel and outside light, leading to:-

## Reception Hall

Access to loft area, two radiators, built-in cloaks cupboard and airing cupboard with shelving, housing the hot water cylinder.

## Sitting/Dining Room (27' 03" x 15' 10") or (8.31m x 4.83m)

A spacious L-shaped triple aspect room with upvc double glazed windows to the front, side and rear elevations providing a really lovely outlook across the gardens. There is a feature stone fireplace and hearth with glass fronted Robinson Willey living flame gas fire, television point and wall light points.

## Kitchen (12' 10" x 10' 0") or (3.91m x 3.05m)

Fitted with a range of solid oak wall, base and drawer units incorporating a pull out larder cupboard and spice rack drawers with complementing worksurfaces over, under-unit lighting and tiled surrounds. Inset 1 ? bowl, single drainer stainless steel sink unit with chrome mixer tap, built-in Neff 4 ring gas hob with brushed steel extractor canopy over and built-in Neff eye level double oven. Integrated Hotpoint dishwasher, space for fridge/freezer, radiator, tiled flooring, recessed ceiling lights and upvc double glazed window





**Bedroom 2 (12' 03" x 11' 0") or (3.73m x 3.35m)**

With built-in triple wardrobe, pedestal wash hand basin with tiled surround and electric light/shaver socket over, radiator and upvc double glazed window overlooking the front garden.

**Bedroom 3 (11' 0" x 8' 0") or (3.35m x 2.44m)**

With fitted double wardrobe, radiator and upvc double glazed window providing a lovely outlook across the rear garden.

**Separate WC**

White suite with chrome fittings including:- Low level W.C, wall mounted wash hand basin with hot and cold taps, ladder style radiator and obscure glass upvc double glazed window to the rear elevation.

**Bathroom**

Modern white suite with chrome fittings including:- Panelled bath with mixer shower tap, pedestal wash hand basin with mixer tap and electric light/shaver socket over, low level W.C, separate glass shower unit with Aqualisa electric shower, part tiled walls, ladder style radiator, recessed ceiling lighting and obscure glass upvc double glazed window to the rear elevation.

**Double Garage (17' 08" x 16' 02") or (5.38m x 4.93m)**

With electrically operated roller shutter door, lighting and power points and door to:-

**Utility Room (11' 0" x 10' 0") or (3.35m x 3.05m)**

Fitted with a range of wall and base units with worksurfaces over and inset double width sink unit with mixer tap over, space and plumbing for washing machine, tumble dryer and chest freezer, gas fired boiler supplying central heating and hot water, tiled flooring, upvc double glazed window to the side elevation and access to large half height storage area (undercroft) with lighting. Upvc double glazed door leading into the rear garden.

**Separate W.C**

With modern low level W.C, tiled flooring and obscure glass upvc double glazed window.

**Gardens & Driveway**

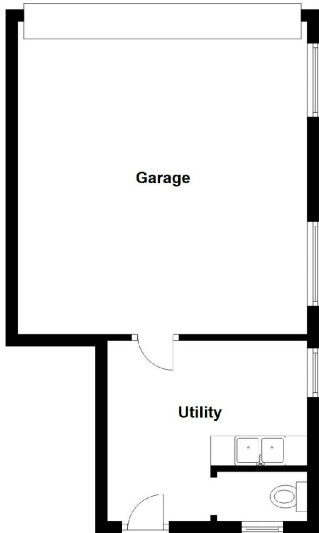
The property is approached via a driveway providing off road parking for around 6 vehicles with additional space for a motorhome, caravan or trailer. Access to the integral double garage. The well tended front garden is laid with an area of lawn, raised beds and borders. Gated side access leads to the fully enclosed rear garden.

A large rear garden that is enclosed with fence and hedge boundaries. The garden is a credit to the current owners, offering many areas to enjoy that include a raised decked terrace, brick paved patio, a large vegetable plot, two greenhouses, a shed, many trees, fruit trees and shrubs, as well as huge scope to extend in to (subject to necessary consents) which would not dent the overall look and feel of the excellent grounds afforded to the property.

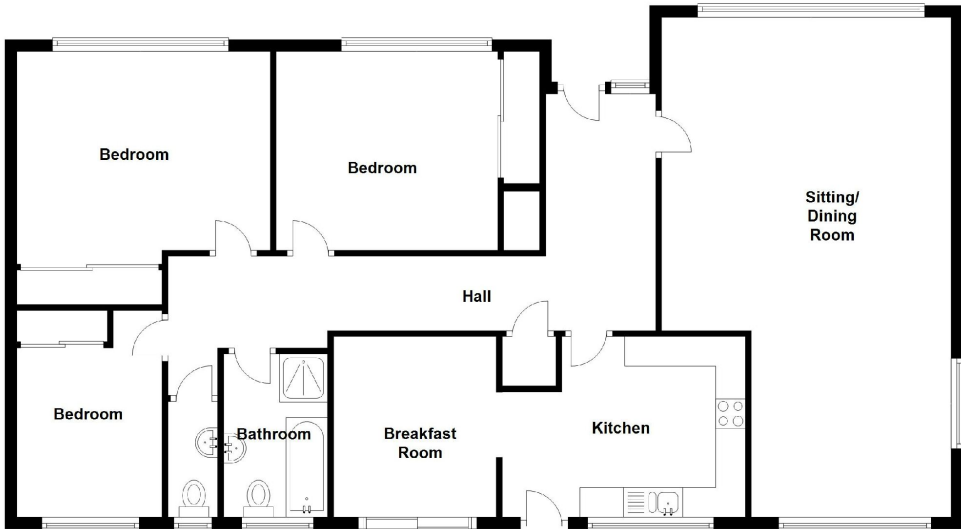



# Passionate about Property

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

**Clauses:**

**Tenure:** Please verify with your legal adviser before proceeding with a purchase.

**Measurements:** All measurements are approximate.

**Details:** Every care has been taken to ensure that these details are correct, but their accuracy cannot be guaranteed and prospective purchasers should satisfy themselves as to their accuracy. If you require clarification of any part of these details please contact the branch, especially if you are travelling a long distance to view this property. These details do not constitute a contract or part of a contract