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**BRIDGWATER ROAD, WINSCOMBE, NORTH SOMERSET. BS25**



**GUIDE PRICE £900,000  
FREEHOLD**

# Passionate about Property

An impressive five bedroom detached residence situated within walking distance of Winscombe village, set in large secluded gardens with a separate one bedroom annexe. The property has been significantly updated by the current owners, adding a gorgeous contemporary feel to what was already an attractive 1950's home. Call now to arrange a viewing!

Council Tax Band: F

## Location

The property is situated within walking distance of the centre of the sought after village of Winscombe. An easy walk to the end of Fox Lane gives access to the recreation grounds, which in turn also provides access to all local facilities and amenities. The village has a Primary School and various sports clubs. Winscombe is close to the Mendip Hills and is surrounded by beautiful open countryside providing excellent riding and walking opportunities. There are several lakes located within the area which cater for sailing and fishing enthusiasts and there is a Dry Ski Slope and Equestrian Centre in Churchill. The popular Churchill Community Foundation School with Sixth Form Centre is within 3 miles. Winscombe is ideally situated for the commuter and is convenient to Bristol, Bath Wells and the seaside town of Weston-super-Mare. There are railway stations at Worle, Yatton and Backwell providing access to Bristol Temple Meads, London Paddington and other major towns and cities.

## Directions

From Bristol heading South West on the A38 proceed through the village of Churchill. At the traffic lights proceed straight ahead. Follow the road for approximately 1 and a half miles 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. Proceed through these lights and after passing the playing fields on your right-hand side, take the turning on your right into Fox Lane, crossing immediately into the entrance of Willow House on the left-hand side of the lane.

## Entrance Hall

Upvc double glazed front door, radiator, tiled flooring and carpeted stairs to first floor. Glazed doors to living room, kitchen and dining room. Door to:

## Cloak Room

A useful storage space with shelving for shoes / boots and hanging space. Door to:





**Downstairs W.C**

Upvc double glazed window to the rear. WC. Wash basin. Radiator. Space for an appliance.

**Living Room (19' 00" x 11' 10" ) or (5.79m x 3.61m)**

A gorgeous contemporary space that opens into the garden room to the rear. Dual aspect upvc double glazed windows to front and side. Two radiators. Carpeted flooring. Inset log burner.

**Garden room (20' 02" x 10' 11" ) or (6.15m x 3.33m)**

Flooded with sunshine through triple aspect upvc double glazed windows, French doors and sliding patio doors to the rear garden and raised terrace. Carpeted flooring. Radiator.

**Kitchen / Breakfast Room (18' 10" x 14' 08" ) or (5.74m x 4.47m)**

Extensive fitted kitchen with built-in double oven, dishwasher, electric hob, wine cooler and a kitchen island with additional storage cupboards. Oak flooring. Dual aspect upvc double glazed windows and door to side access. Radiator. Glazed French doors to:

**Dining Room (14' 09" x 11' 06" ) or (4.50m x 3.51m)**

Box-bay upvc double glazed window to the front elevation. Radiator. Fireplace. Laminate flooring.

**First Floor Landing**

Attractive landing with access to all rooms, loft access, radiator, window to rear.

**Bedroom 1 (12' 10" x 11' 08" ) or (3.91m x 3.56m)**

Upvc double glazed window to rear, over-looking the garden. Carpeted flooring. Radiator. Walk-in cupboard. Door to:





### En Suite

Upvc double glazed window to side. Corner shower cubicle. WC. Wash basin over vanity unit. Tiled flooring. Part-tiled walls. Heated towel radiator.

### Bedroom 2 (15' 01" x 9' 08" ) or (4.60m x 2.95m)

Upvc double glazed window to the front elevation. Radiator. Built-in double wardrobe. Carpeted flooring. Door to Bathroom.

### Bedroom 3 (9' 11" x 8' 09" ) or (3.02m x 2.67m)

Upvc double glazed window to the front elevation. Radiator. Built-in double wardrobe. Carpeted flooring.

### Bedroom 4 (8' 00" x 6' 09" ) or (2.44m x 2.06m)

Upvc double glazed window to front. Radiator. Carpeted flooring.

### Bedroom 5 / Play Room (8' 02" x 8' 02" ) or (2.49m x 2.49m)

Upvc double glazed window to rear. Radiator. Carpeted flooring.

### Bathroom (11' 08" x 8' 00" ) or (3.56m x 2.44m)

Spacious four piece bathroom suite that includes a jacuzzi bath, separate jacuzzi shower cubicle, WC, wash basin, vanity units, two upvc double glazed windows, heated towel radiator, airing cupboard.

### One Bedroom Annexe

Separate link-detached one bedroom annexe.





**Living Room & Kitchen (15' 11" x 15' 11" ) or (4.85m x 4.85m)**

An open plan, contemporary space with fitted dual sink and drainer, dual aspect upvc double glazed windows and doors to front and rear elevations, laminate flooring, radiator, built-in cupboard, hallway with hanging space, doors to:

**Annexe Bedroom One (9' 11" x 9' 05" ) or (3.02m x 2.87m)**

Upvc double glazed window to front elevation, radiator, carpeted flooring, built-in double wardrobe.

**Bathroom (7' 03" x 5' 11" ) or (2.21m x 1.80m)**

Three piece suite comprising walk-in double shower cubicle, vanity unit with inset WC and wash basin. Tiled flooring and walls. Upvc double glazed window to rear. Heated towel radiator.

**Front Garden & Driveway**

The long, sweeping driveway accessible over Fox Lane wets the appetite for this home, as the parking area opens up in front of you, flanked by trees with a secluded lawn, a covered passageway and side access leading to the rear gardens.

**Rear Garden**

A stunning rear garden, beautifully landscaped yet relatively simple to manage, with a focus firmly on enjoying the sunshine! Large and private, with attractive raised stone paved terraced areas, an ornamental pond, covered porch area and a garden shed.

**Material Information**

Council Tax - Band F

Tenure - Freehold

Property type - Detached

Property Construction - 1950's

Electricity, gas, water - all mains connected

Sewerage - private septic tank

Heating - gas central heating

Broadband - fibre

Any known building safety concerns - no

Are there any restrictions / covenants - no

Are there any rights / easements - Yes, an easement is in place for access over Fox Lane to the driveway

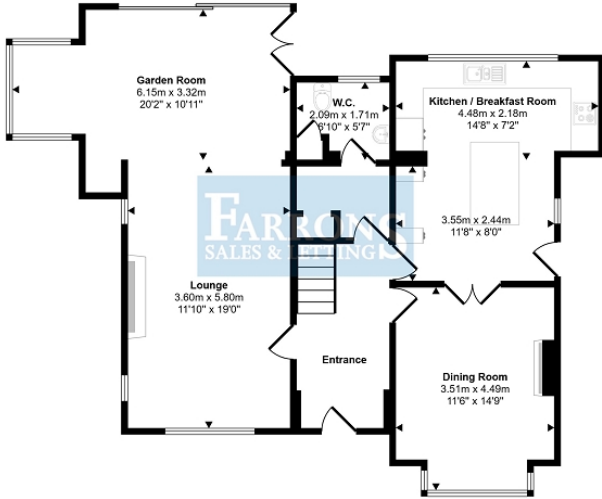
Has the property been flooded in the last 5 years? No

Have any accessibility / adaptations been made to the property? No

Is the property in a coalfield / mining area? No

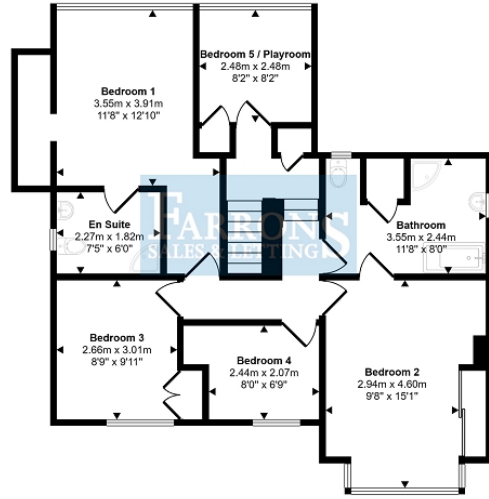


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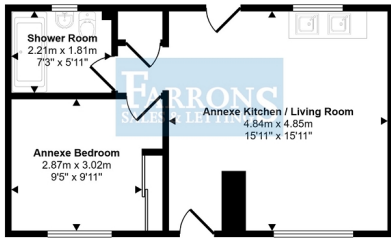
Ground Floor  
Approx 92 sq m / 994 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor  
Approx 80 sq m / 857 sq ft

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Annex  
Approx 41 sq m / 441 sq ft

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b> <span style="float: right;">EU Directive 2002/91/EC</span>		

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