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THE GREEN, WINSCOMBE, NORTH SOMERSET. BS25 1AL



£625,000 FREEHOLD

Passionate about Property

Enchanting, spacious four bedroom detached home set within grounds approaching a quarter of an acre. Rarely does a property such as this come to market in the village, with vast reception space, benefiting from so many notable period features married with the convenience of its location seconds from the centre of the village!

Council Tax Band: F

Location

The Green is a quiet lane within seconds of the centre of the sought after village of Winscombe, which benefits from a range of popular facilities and amenities. The village has a Primary School and Rugby, Football, Cricket and Bowling 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 mainline railway connections at Weston-super-Mare, 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. Turn right onto Sidcot Lane signposted to Winscombe and Weston-super-Mare. Take the third turning on your left in to The Green, where the property will be shortly found on your right-hand side.

Entrance Porch

Attractive glazed entrance porch with original period wooden double doors to:

Entrance Hall

Carpeted flooring and stairs to first floor. Doors to:





Living Room (14' 04" x 10' 02") or (4.37m x 3.10m)

Attractive reception room with dual aspect windows, as well as a glazed door to the study at the rear. Carpeted flooring. Open fireplace with wood surround and a slate hearth.

Study (9' 0" x 7' 05") or (2.74m x 2.26m)

A gorgeous room, flooded with light through the notably attractive dual aspect windows to the rear and side. Carpeted flooring.

Family Room (14' 06" x 8' 09") or (4.42m x 2.67m)

Another impressive reception room, flooded with natural light again due to the dual aspect windows to the front and rear. Carpeted flooring. Period open fireplace. Built-in floor to ceiling bookshelves. Open access to the stairwell to the lower ground floor. Door to:

Dining Room (13' 0" x 9' 10") or (3.96m x 3.00m)

Similar to the family room, this room is awash with natural light provided by the windows to the front and rear. Carpeted flooring. Door to:

Kitchen / Breakfast Room (15' 05" x 12' 11") or (4.70m x 3.94m)

This large room is complimented by the extensive fitted kitchen that sits around a spacious dining area. A triple aspect range of windows and doors give access to the front and rear. There is access to loft space above, and a further seating area (11'5 x 8'11) to the rear with a lovely view over the gardens. Doors to:

Utility Room

Fitted with wall and base units, inset sink and space for appliances.

Rear Porch.

Glazed door and window to the rear garden. Door to:





Downstairs W.C

WC, wash basin, window to the rear.

Stairwell to Lower Ground Floor

Attractive stairwell with arched period window overlooking the rear garden. Open access to:

Garden Room / Studio (20' 03" x 19' 01") or (6.17m x 5.82m)

Another large, impressive reception room that provides access from French doors to the rear garden. Two windows to side elevation. Large storage cupboard.

First Floor Landing

Split level, with access to the main bathroom mid-way up, and the remaining rooms at the top of the stairwell. Carpeted flooring. Doors to:

Bathroom

One of this agents favourite rooms in the home! A gorgeous arched leaded light window with coloured glass looks over the rear garden. Separate window to side. Bath. WC. Wash basin. Vinyl flooring.

Shower Room

Accessed from the main landing, with shower cubicle, WC and wash basin.

Bedroom 1 (14' 04" x 8' 03") or (4.37m x 2.51m)

Dual aspect windows, carpeted flooring and a dressing area with space for a double wardrobe.





Bedroom 2 (13' 08" x 9' 11") or (4.17m x 3.02m)

Another lovely double bedroom with dual aspect windows to the rear and side.

Bedroom 3 (7' 08" x 7' 05") or (2.34m x 2.26m)

A single bedroom with window to the front elevation.

Bedroom 4 (7' 11" x 6' 11") or (2.41m x 2.11m)

Another single bedroom with window to the front elevation.

Driveway

A driveway to the front of the property provides parking for one and a half vehicles. Side access to rear garden.

Rear Garden

The property sits within grounds approaching a quarter of an acre, largely afforded to the rear garden, which is an enchanting mix of mature yet well managed trees, shrubs and lawn, with little pathways that wind their way to the rear of the plot, where you will find a clearing that houses a garden shed.

Material Information

Council Tax Band: F

Tenure: Freehold

Property Type: Detached

Property Construction: Stone

Electricity: Yes

Water: Yes

Sewerage: Mains

Heating: gas boiler

Broadband Type: Fibre

Building Safety Concerns: No

Restrictions, Rights & Easements: Yes

Flood Risk: No

Coastal Erosion Risk: No

Planning Permission: No

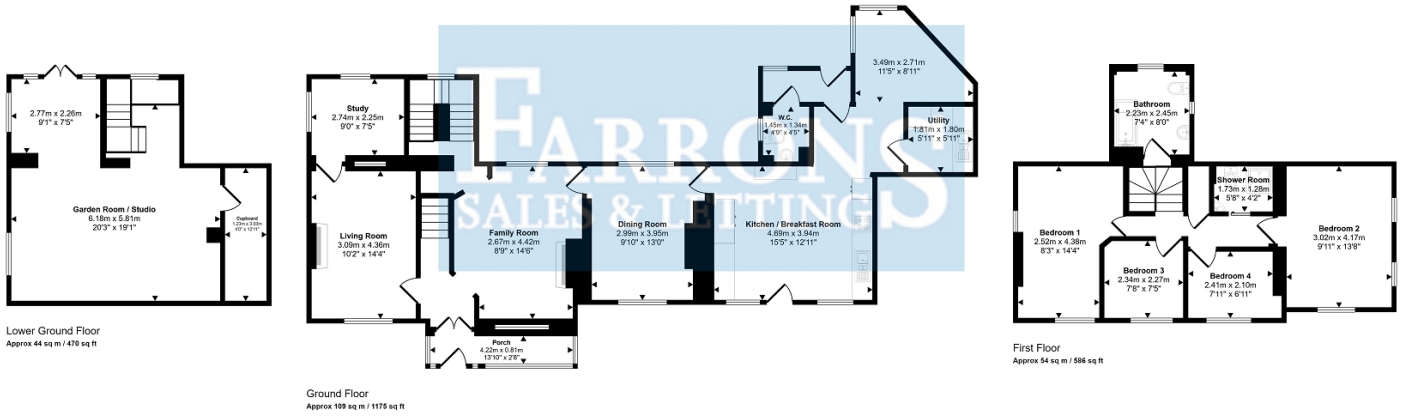
Accessibility / Adaptations: No

Coalfield / Mining Area: No




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Approx Gross Internal Area
207 sq m / 2231 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 errors, omission or misstatement. Some of items such as bathroom suites are representations only and may not look like the real items. Made with Magic Strappy 360.

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