

**THE BARRINGTON** Woodborough Grange  
Winscombe Woodborough Road North Somerset

£650,000 Freehold

**FARRONS**  
SALES & LETTING



THE BURREINGTON - a generous FOUR DOUBLE BEDROOM detached home arranged over three floors of SPACIOUS LIVING accommodation that includes a DOUBLE GARAGE, TWO EN SUITES, large OPEN PLAN living areas and attractive rear gardens!

### Services

Mains electricity, mains water, mains gas, mains drainage

### Tenure

Freehold

### Council tax

Band Not Specified

### Description

The effort that has gone into the creation of The Burrington is evident in every detail, from the unique design of the doorway, and use of space on the lower ground floor, to the classic charm of the brickwork. This is a four bedroom home that has been made with all of the needs of modern family life in mind, yet has never sacrificed style in the quest for functionality.

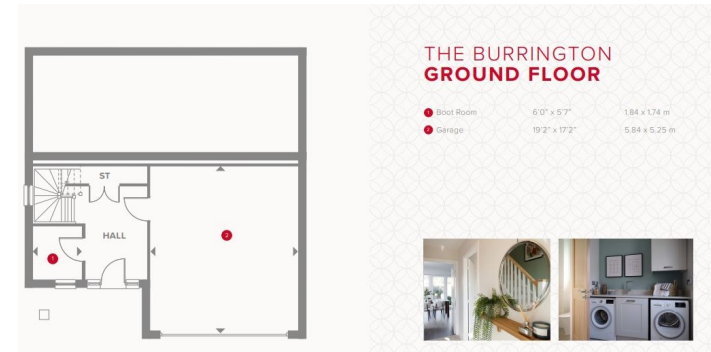
The open plan nature of the kitchen/dining/living area allows light to flood through the property, creating a delightful atmosphere in which to spend time together as a family. The equally spacious lounge is separate, perfect for moments when one wants to enjoy a moment of relaxation.

With four large double bedrooms, two of which are en-suite, there is plenty of room for everyone and for the family to grow without having to move again!

The Burrington also includes a double integral garage and parking situated on the lower ground floor.

### Location

The property is situated on Redrow's outstanding Woodborough Grange development, within a short distance of excellent local schools. The bustling village centre of Winscombe is on the 'door step' and offers a full range of facilities and amenities. Including: Various Retail Outlets and Professional Practices, Public Library, Public House/ Restaurant, Churches, Pharmacy and Doctor, Dental and Veterinary Practices. 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, much of which is designated as an area of outstanding natural beauty providing many outdoor pursuits.



### THE BURREINGTON GROUND FLOOR

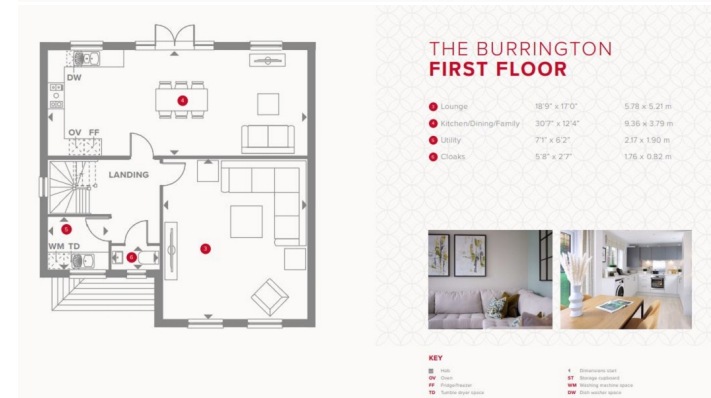
● Boot Room	6'0" x 5'7"	1.84 x 1.74 m
● Garage	19'2" x 17'2"	5.84 x 5.25 m



#### KEY

● Dimensions only

ST Stairs



### THE BURREINGTON FIRST FLOOR

● Lounge	18'9" x 17'0"	5.78 x 5.21 m
● Kitchen/Dining/Family	30'7" x 12'4"	9.36 x 3.78 m
● Utility	7'7" x 6'2"	2.37 x 1.90 m
● Stairs	5'8" x 2'7"	1.76 x 0.82 m



#### KEY

● Dimensions only

ST Stairs

OV Oven

FF Fridge/Freezer

WM Washing Machine

TD Tumble Dryer

● Dimensions only

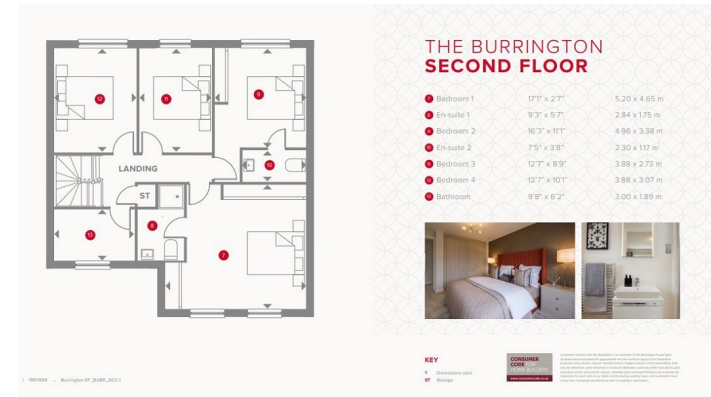
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### THE BURREINGTON SECOND FLOOR

● Bedroom 1	17'7" x 2'7"	5.20 x 4.05 m
● En-suite 1	9'3" x 5'7"	2.84 x 1.75 m
● Bedroom 2	16'3" x 11'1"	4.96 x 3.38 m
● En-suite 2	7'5" x 3'8"	2.30 x 1.17 m
● Bedroom 3	12'7" x 8'9"	3.88 x 2.73 m
● Bedroom 4	12'7" x 10'1"	3.88 x 3.07 m
● Bathroom	9'8" x 6'2"	3.00 x 1.85 m



#### KEY

● Dimensions only

ST Stairs