



WOODBOROUGH GRANGE, WOODBOROUGH ROAD,



£599,950 FREEHOLD

Passionate about Property

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!

Council Tax Band: Not Specified

Description

The effort that has gone into the creation of The Burreington 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 Burreington 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.

Boot Room (6' 00" x 5' 07") or (1.83m x 1.70m)

Garage (19' 02" x 17' 02") or (5.84m x 5.23m)

First Floor Accommodation

Lounge (18' 09" x 17' 00") or (5.72m x 5.18m)

Open Plan Living/Kitchen/Dining (30' 07" x 12' 04") or (9.32m x 3.76m)

Utility Room (7' 01" x 6' 02") or (2.16m x 1.88m)



W.C. (5' 08" x 2' 07") or (1.73m x 0.79m)

Bedroom 1 (17' 01" x 12' 07") or (5.21m x 3.84m)

En Suite (9' 03" x 5' 07") or (2.82m x 1.70m)

Bedroom 2 (16' 03" x 11' 01") or (4.95m x 3.38m)

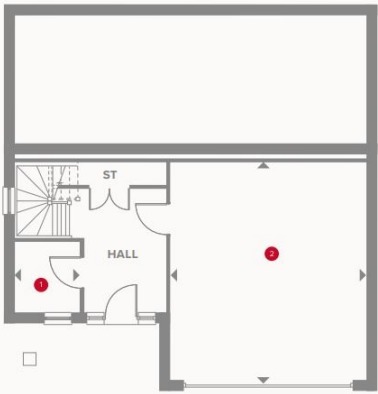
En Suite (7' 05" x 3' 08") or (2.26m x 1.12m)

Bedroom 3 (12' 07" x 8' 09") or (3.84m x 2.67m)

Bedroom 4 (12' 07" x 10' 01") or (3.84m x 3.07m)


Family Bathroom (9' 08" x 6' 02") or (2.95m x 1.88m)

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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 start
- ST Storage cupboard




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 3.79 m
- Utility 7'1" x 6'2" 2.17 x 1.90 m
- Cloaks 5'8" x 2'7" 1.76 x 0.82 m



KEY

- ◄ Dimensions start
- HIB Hobs
- OV Oven
- FF Fridge/Freezer
- TD Tumble dryer space
- ST Storage cupboard
- WM Washing machine space
- DW Dish washer space

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