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OBSERVATORY FIELD, WINSCOMBE, NORTH SOMERSET,



£700,000 FREEHOLD

Passionate about Property

Impressive five bedroom detached home, situated in a generous plot with an open feel, flooded with sunshine benefiting from a double garage and separate gated parking area. The property provides several large reception rooms, three bathrooms upstairs, an updated kitchen / family room and en suite to the master bedroom. Call now to arrange a viewing!

Council Tax Band: G

Location

Situated in a modern development within the popular Mendip village of Winscombe which has a range of facilities on offer. These include: Newsagents, Supermarket, Bakers, Butchers, Library, Public House, Doctors, Dentist and Veterinary Surgery's, Take Away's and a Chemist. The village also has a Primary School, Bowling Club and Sports Club. Winscombe is close to the Mendip Hills and is surrounded by beautiful 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. There are a number of private schools available in Sidcot, Bristol, Bath and Wells. Winscombe is ideally situated for the commuter and is convenient to Bristol, Bath, Wells and the seaside town of Weston-super-Mare.

Directions

From Winscombe village centre on the Sandford Road with Farrons office on your right hand side proceed to the junction with Woodborough Road. Proceed straight ahead up through the village. At the top of the village proceed through the left hand bend onto Sidcot Lane and take the second turning on the left into Belmont Road. Take the first available turning on the right into Brae Road and proceed to the top of the hill taking the first turning on the right into Observatory Field. Proceed until the road turns to the left and then turn into the private driveway on your right, where number 14 will be found at the end.





Entrance Porch

With outside light and composite entrance door with glazed side panels leading to:-

Entrance Hall

Central staircase rising to the first-floor galleried landing with under-stairs storage cupboard, attractive oak flooring, radiator, telephone point with fibre broadband connection and coved ceiling.

Downstairs W.C

White suite with chrome fittings including:- Low level W.C, corner pedestal wash hand basin, part tiled walls, radiator and tiled flooring.

Living Room (23' 04" x 15' 07") or (7.11m x 4.75m)

Classic feature stone fireplace and hearth with inset living flame gas fire, attractive oak flooring, television, telephone and satellite points, two radiators, coved ceiling, two upvc double glazed windows to the side and rear elevations and upvc double glazed French doors leading onto the paved sun terrace.

Dining Room (12' 02" x 9' 02") or (3.71m x 2.79m)

Upvc double glazed window to the front elevation, attractive oak flooring, telephone and television points, radiator and coved ceiling.

Study (10' 01" x 9' 02") or (3.07m x 2.79m)

Fitted with a smart range of office furniture including:- Two work stations, storage and drawer units and book shelving, radiator, coved ceiling, telephone and television points and upvc double glazed window to the front elevation. A useful point worth noting is that our vendor informs us that a high speed internet connection is achieved in this room.

Kitchen / Breakfast Room (24' 05" x 14' 05") or (7.44m x 4.39m)

Fitted with an updated kitchen, consisting of a range of base and drawer units and central island unit, complementing work-surfaces over, tiled surrounds and under-unit lighting. Built-in dishwasher, fridge freezer, double oven and four ring gas hob. Tiled flooring, recessed ceiling lights, coved ceiling, radiator, upvc double glazed French doors overlooking the rear garden. In addition, there is a very useful walk-in pantry with tiled floor and shelving. Door to:-

Utility Room

Fitted base unit with complementing worksurface over, inset single drainer stainless steel sink unit with chrome mixer tap over and tiled surround, space for both washing machine and tumble dryer, tiled flooring, wall mounted gas fired boiler supplying central heating and hot water. Half glazed door leading the side pathway.





Gallery Landing

A beautifully spacious landing with upvc double glazed window to the front elevation, radiator, coved ceiling, access to loft area via loft ladder and built-in airing cupboard with shelving housing the hot water cylinder.

Bedroom 1 (15' 07" x 12' 04") or (4.75m x 3.76m)

Useful dressing area with three built-in double wardrobe units, further double wardrobe unit in the bedroom area, radiator, and two upvc double glazed windows providing delightful rear views across the surrounding countryside. Door to:-

En-suite shower room

Updated suite with walk-in double shower, pedestal wash hand basin with electric shaver socket over, bidet, low level W.C. Tiled walls, recessed ceiling lights, radiator and obscure glass upvc double glazed window to the side elevation.

Bedroom 2 (14' 00" x 11' 04") or (4.27m x 3.45m)

With two built-in double wardrobes, radiator, upvc double glazed window to the front elevation and door leading to the en-suite shower room which can also be accessed from the Landing.

En Suite

White suite with chrome fittings including:- Double shower unit with Mira mains fed shower and glass doors, pedestal wash hand basin, low level W.C, part tiled walls, recessed ceiling lights, electric shaver socket and radiator.

Bedroom 3 (11' 08" x 11' 03") or (3.56m x 3.43m)

With two built-in double wardrobes, radiator, upvc double glazed window to the rear elevation providing delightful rear views across the surrounding countryside. Door to:-

Bathroom

With access from two bedrooms. White suite with chrome fittings including:- Panelled bath with mixer shower tap, double shower unit with Mira mains fed shower and glass doors, pedestal wash hand basin with electric shaver socket over, low level W.C, radiator, recessed ceiling lights and obscure glass upvc double glazed window to the side elevation. Door to:-

Bedroom 4 (12' 0" x 9' 02") or (3.66m x 2.79m)

Upvc double glazed window to the front elevation, radiator and door leading into the 'Jack and Jill Bathroom'.

Bedroom 5 (11' 03" x 8' 10") or (3.43m x 2.69m)

Upvc double glazed window to the rear elevation providing pleasant views across the surrounding countryside. Radiator.





Gardens

The property is approached via a shared driveway which in turn leads into a private gated driveway providing parking for two vehicles. There is a detached double garage which has 4 further parking spaces in front. The front garden is lawned with hedge boundaries and a range of fruit trees and borders. There is a very well-tended and productive vegetable garden to the side of the property with an aluminium framed greenhouse and a range of beds and borders. There is a gated side access with outside water supply leading to the enclosed landscaped rear garden, which is laid to lawn with fence and wall boundaries and a delightful range of mature trees, shrubs and borders. There is a paved sun terrace and pathways with a lavender border and feature arched trellis.

Double Garage (18' 05" x 18' 0") or (5.61m x 5.49m)

With twin electrically operated up and over doors, lighting, power points, overhead storage and 10 solar roof panels. The inverter and meter for the panels are located within the garage.

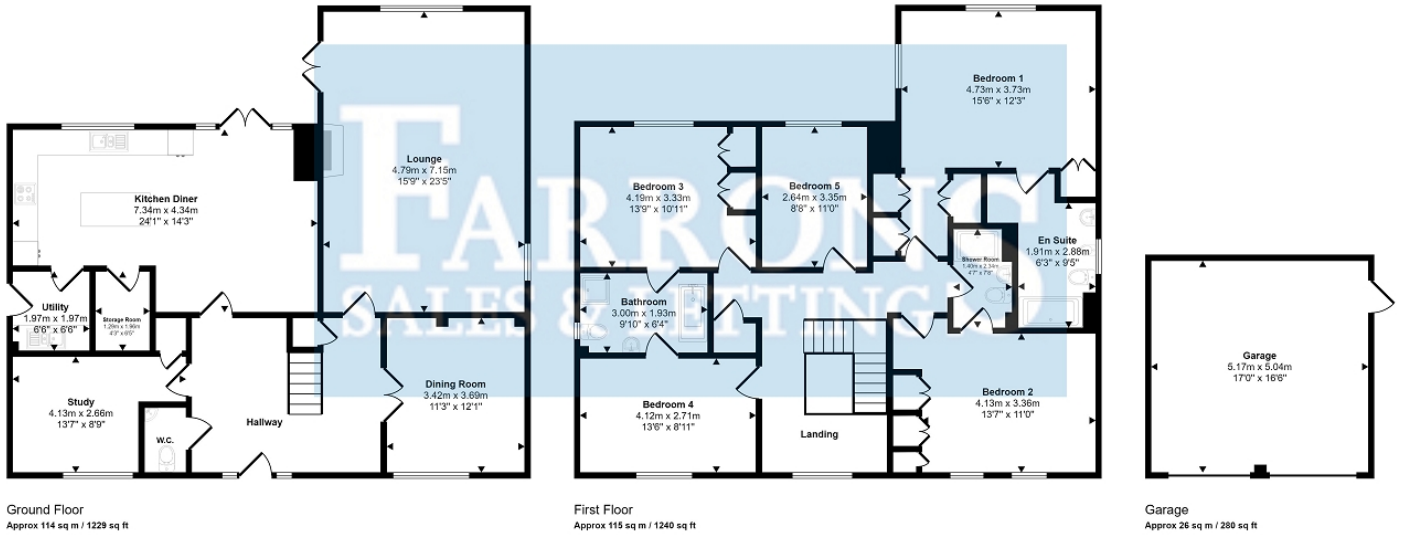
Solar Panels

We understand from our vendor that the excellent tariff for the solar panels has consistently generated an annual average return in the region of £1,300.



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Approx Gross Internal Area
255 sq m / 2749 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	82	83
(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