



**SIDCOT LANE, WINSCOMBE, BS25 1LA**



**£650,000 FREEHOLD**

# Passionate about Property

Large four bedroom detached bungalow, situated within generous grounds on one of the most sought after roads in the village. The property benefits from spacious, open living areas, an en suite to the master bedroom, a double garage and parking for several vehicles. Call now to arrange a viewing!

Council Tax Band: G

## Location

Located just a short walk from Sidcot School and the sought after village of Winscombe which benefits from a range of village facilities and amenities. These include: Newsagents, Pharmacy, Supermarket, Bakery, Butchers, Library, Community Centre, Public House, Opticians, Doctors, Dentist and Veterinary Surgeries, Take Away's and professional practices. The village also 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 is within 3 miles. There are mainline railway connections in Worle and Yatton. Access to the M5 Motorway network is easily accessible, and Bristol International Airport is within a short drive.

## Directions

From Bristol heading South West on the A38 enter the village of Churchill. At the traffic lights proceed straight ahead. Follow the road for approximately 1 1/2 miles passing through the Hamlet of Star. After a further 1/2 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. Proceed past the entrance to Belmont Road on the right hand side and the property can be found just a short distance along also on the right, set behind a natural stone wall and entrance.

## Entrance

Stone paved porch leading to:

## Reception & Dining Hall (22' 03" x 9' 01") or (6.78m x 2.77m)

Upvc double glazed Entrance door and side windows, two radiators, coved ceiling, walk-in linen/airing cupboard with radiator, two further Upvc double glazed windows to the front elevation. Access to all rooms and opening to:-

## The Morning Room (19' 02" x 11' 0") or (5.84m x 3.35m)

Floor to ceiling Upvc double glazed windows and French doors with a very pleasant aspect to the rear garden. Wall light points and radiators.

## Living Room (28' 02" x 12' 07") or (8.59m x 3.84m)

Feature stone fireplace and hearth with inset living flame gas fire. Dual aspect with Upvc double glazed windows and sliding doors with a pleasant aspect to the front garden. Television and telephone points, wall light points, radiator.

## Kitchen / Breakfast Room (21' 01" x 11' 03") or (6.43m x 3.43m)

Fitted with a range of cream fronted wall, base and drawer units with a complementary worksurfaces over and tiled surrounds. Inset single drainer stainless steel sink unit with chrome mixer tap over. Space for electric cooker with extractor hood over. Space and plumbing for washing machine and fridge freezer. Built in larder cupboard. Wall mounted Vaillant gas fired boiler supplying central heating and hot water, radiator. Dual aspect Upvc double glazed windows to the side and rear elevations with a pleasant outlook over the garden. Half glazed Upvc door to:-

## Covered Veranda & Outside WC

Covered area with a view over the rear garden. Access to outside WC with 'Doone' high level flush. Door to:

## Utility Room

Space and plumbing for appliances. Shelving. Power and light.





**Study (7' 0" x 5' 10") or (2.13m x 1.78m)**

Upvc double glazed window with pleasant rear aspect. Telephone point and radiator. Loft access.

**Master Bedroom (12' 02" x 11' 07") or (3.71m x 3.53m)**

Upvc double glazed window to the front elevation, radiator and built in double wardrobes with storage above. Door to :-

**En Suite**

White suite with chrome fittings comprising: Shower cubicle. Pedestal wash hand basin. Low Level W.C. Chrome heated towel rail, additional radiator, part tiled walls and electric wall heater. Obscure glass Upvc double glazed window to the side elevation.

**Bedroom 2 (12' 03" x 8' 05") or (3.73m x 2.57m)**

Dual aspect double glazed windows to the rear and side elevations with pleasant aspect. Radiator.

**Bedroom 3 (11' 03" x 9' 02") or (3.43m x 2.79m)**

Upvc double glazed window to the side elevation. Radiator.

**Bedroom 4 (9' 02" x 9' 02") or (2.79m x 2.79m)**

Built in double wardrobe, Upvc double glazed window to the side elevation. Radiator and telephone point.

**Bathroom**

White suite with chrome fittings comprising:- Panelled bath, pedestal wash hand basin, low level W.C, part tiled walls, electric wall heater and radiator. Obscure glass Upvc double glazed window to the side elevation.

**Front Garden & Driveway**

The property is set back behind an attractive natural stone wall with hedge and fenced boundaries to either side. The front garden is laid to lawn with an extensive range of mature trees, shrub and flower borders. There is a brick paved patio/seating area and gated access leading to the rear garden on either side.

The driveway provides ample parking for several vehicles, and has been extended to the left-hand side of the garage by the current owners to provide additional parking if required.

**Double Garage (19' 06" x 18' 0") or (5.94m x 5.49m)**

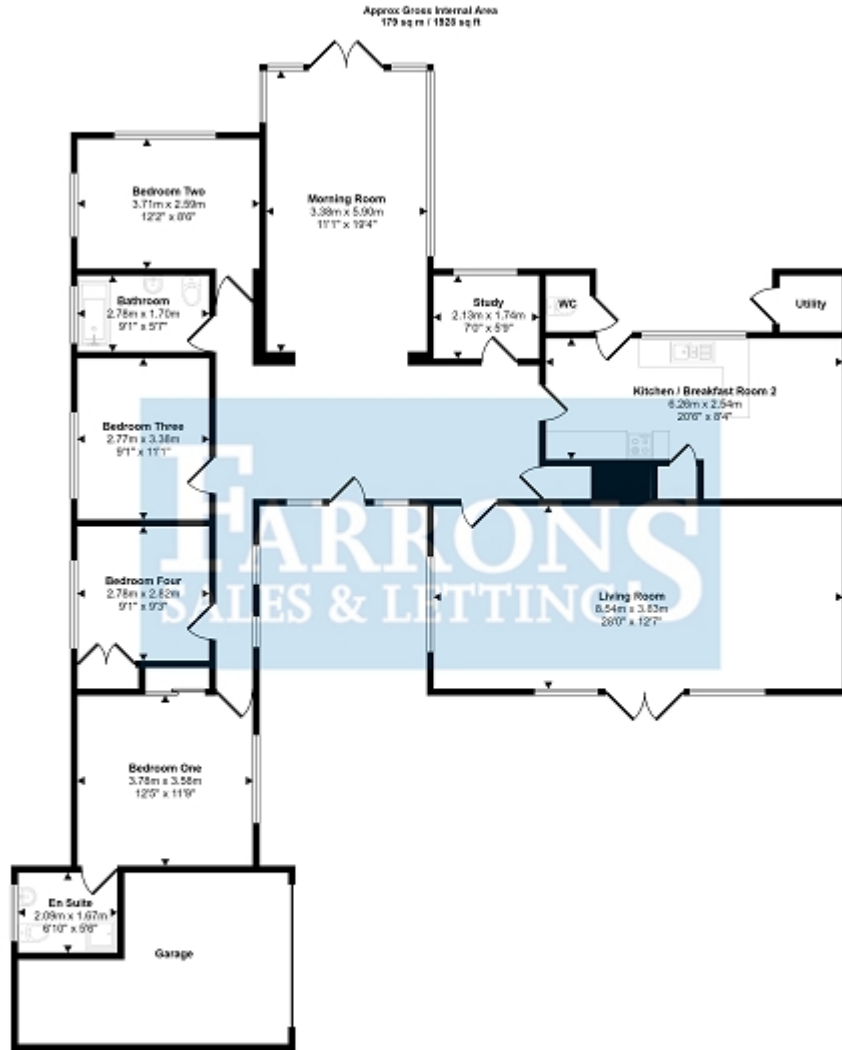
With up and over door, lighting, power points, water supply and overhead storage.

**Rear Garden**

The large gardens form a particular feature of the property and will clearly appeal to those with a keen gardening interest. The rear garden offers a good degree of privacy and is predominantly laid to lawn with fence and hedge boundaries, a range of mature trees, shrubs and flower borders. There is a stone paved sun terrace that adjoins the morning room, paved pathways, and an outside water supply.




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Floorplan

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, omissions or misstatements. Items of items such as bathroom suites are representative only and may not look like the real items. Made with Magic Snaggy 360.

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>		76
(55-68) <b>D</b>	57	
(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> 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