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**CHURCH ROAD, WINSCOMBE, NORTH SOMERSET. BS25 1BG**



**OFFERS IN EXCESS  
OF £600,000 FREEHOLD**



# Passionate about Property

**NO ONWARD CHAIN!** Detached, extended four bedroom home nestled within generous, beautifully maintained gardens enjoying a lovely outlook over neighbouring fields to the rear. The property is situated a short walk from the village and the Strawberry Line, and benefits from a garage, carport and gated parking area. Call now to arrange a viewing!

Council Tax Band: F

## Location

The property is situated on arguably the most sought after road in Winscombe, within a short distance of excellent local schools. The bustling village centre 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.

## Directions

From the village centre with Farrons office on your right hand side proceed to the junction with Woodborough Road and turn right. Proceed under the old railway bridge passing the Church Hall on the right. Take the second available turning on the left onto Church Road. The property will then be found on your right-hand side.

## Entrance Hall

Upvc double glazed door and side panel to front elevation. Radiator. Under-stairs cupboard. Carpeted flooring. Stairs to first floor. Doors to:







#### **Downstairs W.C**

Upvc double glazed window to side. Vanity unit with inset WC and wash basin. Carpeted flooring. Heated towel radiator.

#### **Study / Playroom (12' 05" x 10' 01") or (3.78m x 3.07m)**

A generous reception room with upvc double glazed window to front. Carpeted flooring. Radiator.

#### **Living Room (18' 0" x 12' 0") or (5.49m x 3.66m)**

Large Upvc double glazed picture window to front, with a pretty outlook over the front garden. Carpeted flooring. Baxi grate open fireplace suitable for coal and logs. Radiator. Glazed door to:

#### **Extended Dining/Family Room (19' 06" x 11' 11") or (5.94m x 3.63m)**

A spacious living room with carpeted flooring, full width Upvc double glazed windows and sliding patio doors (fitted 2023) to rear garden. Radiator. Glazed door to:

#### **Kitchen (13' 01" x 10' 03") or (3.99m x 3.12m)**

Upvc double glazed window to rear. Extensive fitted galley kitchen with space for appliances, sink, radiator, and glazed door to:

#### **Utility Room (9' 11" x 7' 05") or (3.02m x 2.26m)**

Range of Upvc double glazed window and a door to the rear garden. Gutted wall and base units with inset sink. Space for several appliances. Glazed door to entrance hall.







### **First Floor Landing**

Carpeted flooring. Loft access with drop down ladder. Cupboard housing gas boiler. Doors to:

### **Bedroom 1 (18' 0" x 13' 11") or (5.49m x 4.24m)**

An extended bedroom with a large dressing area leading to the en suite, benefitting from a large upvc double glazed window with a lovely view over the neighbouring fields. Radiator. Carpeted flooring. Large range of built in double wardrobes. Door to:

### **En Suite**

Spacious en suite with corner shower cubicle, WC and wash basin set in vanity units, heated towel radiator, Upvc double glazed window to side. Carpeted flooring.

### **Bedroom 2 (22' 05" x 9' 10") or (6.83m x 3.00m)**

Another generous bedroom with upvc double glazed windows to the front and rear. Carpeted flooring. Two radiators.

### **Bedroom 3 (11' 10" x 11' 09") or (3.61m x 3.58m)**

Another generous bedroom with upvc double glazed windows to the front and rear. Carpeted flooring. Two radiators.

### **Bedroom 4 (9' 09" x 8' 06") or (2.97m x 2.59m)**

Upvc double glazed window to front. Radiator. Carpeted flooring. Built-in cupboard.







### Bathroom

Upvc double glazed window to rear. Radiator. Bath. WC and wash basin set in vanity units with work surfaces, wall units and a mirror over. Heated towel rail. Carpeted flooring.

### Garage and Carport

Complete new roof in 2023. Up and over door to garage from sheltered carport. Power and light. Door to rear garden.

### Front Garden & Driveway

Generous, landscaped front garden and driveway, with a well-tended lawn and planted borders, that meet the gated driveway with space for several vehicles.

### Rear Garden

Gorgeous, West-facing rear garden that backs onto neighbouring fields, providing a lovely open outlook. The garden has been beautifully cared for by the current owners, with a vast array of plants and flowers that surround the lawn and give access to the stone paved seating areas, garage and greenhouse.



### Material Information

Council Tax: Band F - £3116.67

Tenure: Freehold

Property Type: Detached house

Property Construction: 1970's conventional brick and block

Sewerage: Mains

Heating type: Gas central heating

Broadband Type: Fibre

Any Known Safety Concerns: No

Are Their Any Restrictions, Covenants, Rights & Easements: No

Has The Property Been Flooded In The Past Five Years: No

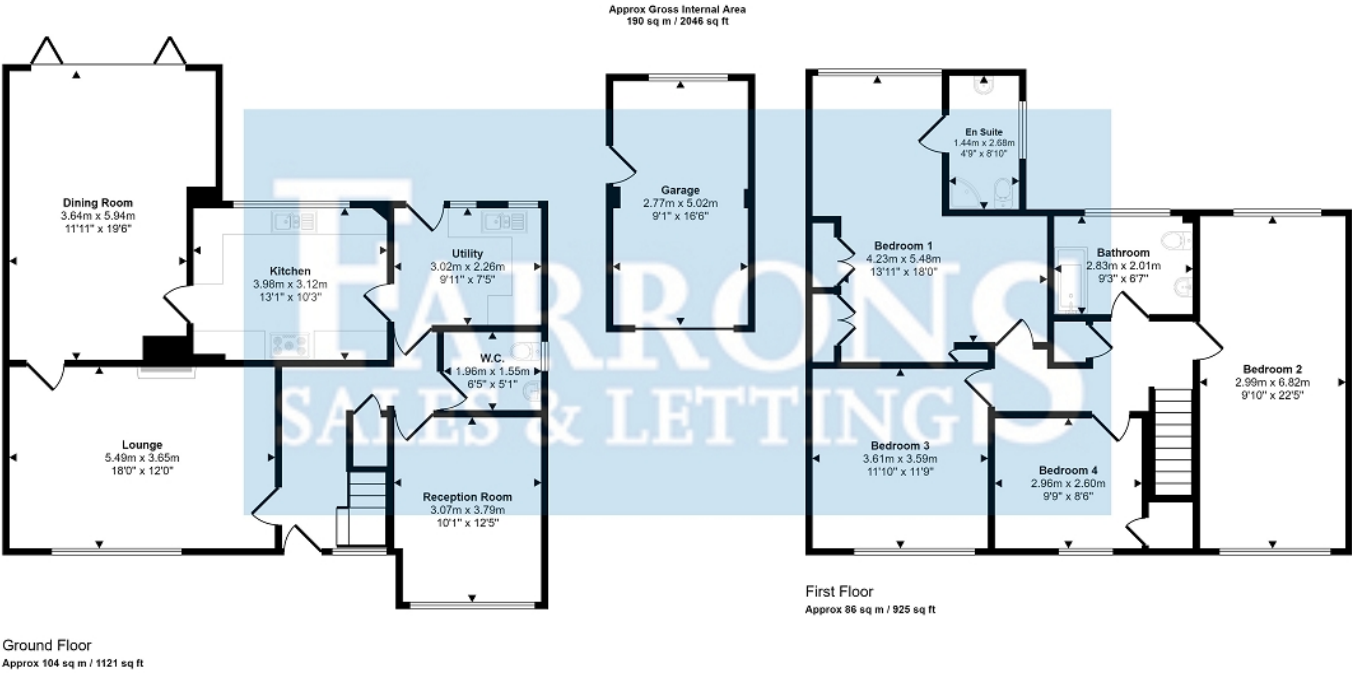
Is There Any Planning Applications Locally That Will Affect The Property: No

Have Any Accessibility Adaptations Been Made: No

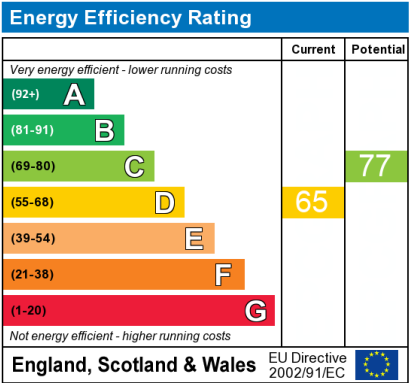
Is The Property In A Coal Mining Area: No



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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. Items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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