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BRISTOL ROAD, WINSCOMBE, BS25 1PB



£545,000 FREEHOLD

Passionate about Property

Large Victorian FIVE DOUBLE BEDROOM detached family home, situated moments from the village and a short walk to SIDCOT SCHOOL. This outstanding property provides a wealth of space, with several reception rooms, a contemporary OPEN PLAN KITCHEN / BREAKFAST ROOM, gardens and parking for three vehicles. This really is a complete family home, with generous living accommodation awash with character and charm - call now to arrange a viewing!

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 mile, passing through the Hamlet of Star. After a further mile proceed past Sidcot School on the left hand side and drop down the hill, approaching the traffic lights. Turn left into Fountain Lane just after the traffic lights, and take the first turning on your left into the private driveway. The property will then be found on your left hand side.

Entrance Hall

Carpeted entrance hall with period glazed hard wood door to front underneath the pitched entrance porch. Stairs to first floor. Open access to kitchen. Glazed door to side porch. Doors to:

Living Room (15' 01" x 13' 07") or (4.60m x 4.14m)

Bay window to front with glazed door to garden. Carpeted flooring. Fireplace with inset log burner.





Dining Room (16' 00" x 13' 00") or (4.88m x 3.96m)

Bay window to front. Exposed wood flooring. Fireplace with inset log burner.

Kitchen / Breakfast Room (15' 07" x 14' 06") or (4.75m x 4.42m)

Dual aspect windows to side and rear. Extensive, contemporary fitted kitchen with large kitchen island and ample space for appliances. Tiled flooring, open plan access to:

Family Room (12' 10" x 10' 02") or (3.91m x 3.10m)

Dual aspect windows to the side and rear. Tiled flooring.

Porch.

Rear door and windows to a small courtyard. Access to:

Utility Room (9' 06" x 7' 08") or (2.90m x 2.34m)

Window to rear. Wall and base units with sink inset.

Side Porch

Door to garden and to:





Downstairs W.C

Window to rear. WC. Wash basin.

Landing

Gorgeous landing, flooded with natural light through dual aspect windows to each side. Access to all bedrooms and main bathroom.

Bedroom 1 (17' 11" x 12' 11") or (5.46m x 3.94m)

Dual aspect windows, exposed wood flooring.

Bedroom 2 (13' 05" x 11' 07") or (4.09m x 3.53m)

Window to front. Exposed wood flooring. Victorian fireplace. Door to:

Dressing Room (6' 07" x 6' 00") or (2.01m x 1.83m)

Built in wardrobes, window to front, door to:

En Suite

Shower cubicle, WC, wash basin. Tiled flooring, part-tiled walls, loft access.

Bedroom 3 (13' 02" x 12' 08") or (4.01m x 3.86m)

Window to front. Exposed wood flooring. Built-in double wardrobes.





Bedroom 4 (12' 04" x 9' 09") or (3.76m x 2.97m)

Window to rear. Carpeted flooring.

Bedroom 5 (11' 07" x 8' 03") or (3.53m x 2.51m)

Dual aspect windows, exposed wood flooring.

Bathroom (8' 06" x 7' 02") or (2.59m x 2.18m)

Windows to side and rear. Bath, separate shower cubicle, WC, wash basin, heated towel radiator.

Driveway

Double width driveway to front that narrows at the rear in front of the property. Space for three vehicles. Gated access to side garden.

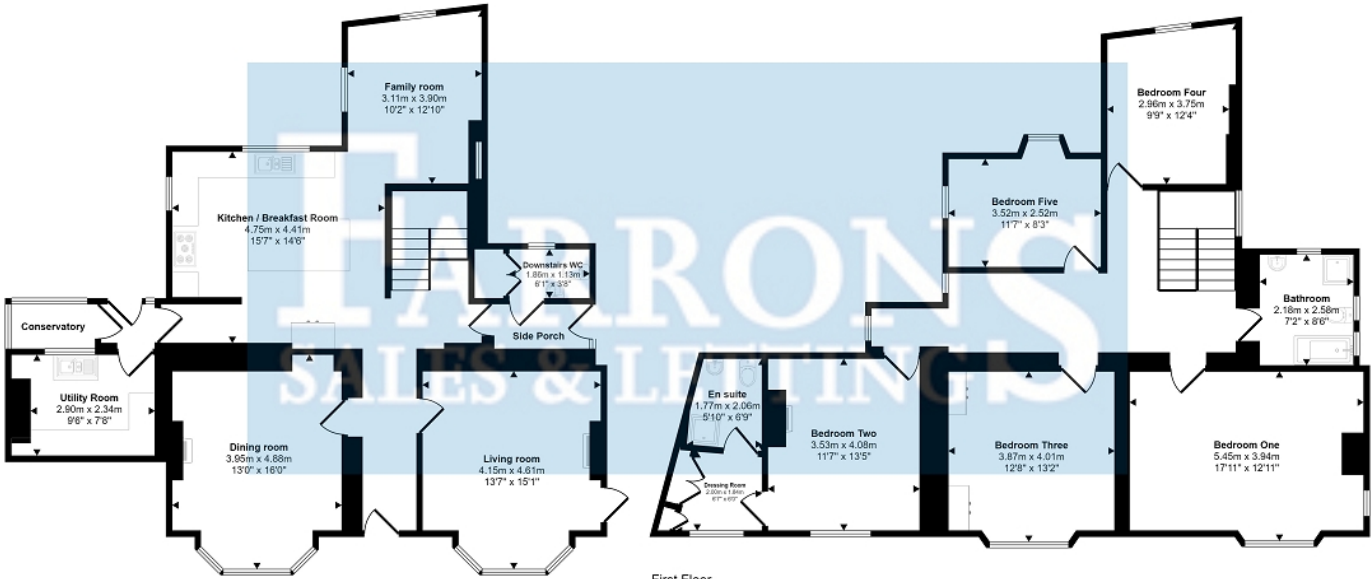
Gardens

The gardens are predominantly to the side of the property, with the main area laid to lawn and bordered by a natural stone wall. Gated access to the side courtyard, which is a real sun trap that also provides access to the 'Garden Barn'. This room is only accessible from the courtyard, but is attached to the property. The barn is a cosy room, that our vendors playfully use as the local pub, which came in particularly handy during the pandemic! It would make an excellent studio office, away from the main home for those that need it.



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Approx Gross Internal Area
221 sq m / 2380 sq ft



Ground Floor
Approx 107 sq m / 1154 sq ft

First Floor
Approx 114 sq m / 1226 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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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