

Sales  
01934 842000

[sales@farrons.co.uk](mailto:sales@farrons.co.uk)



Lettings  
01934 518900

[lettings@farrons.co.uk](mailto:lettings@farrons.co.uk)



**SANDFORD ROAD, WINSCOMBE, BS25 1JG**



**£659,000 FREEHOLD**



## Passionate about Property

**NO ONWARD CHAIN!** Exquisite four bedroom detached family home situated a short walk from the village, the local school and the Strawberry Line. A home that will make you smile from ear to ear, with it's inventive, versatile and spacious layout, opening on to beautifully tended gardens that also provide a fabulous swimming pool! Call now to arrange a viewing.

Council Tax Band: F

### Location

The property is located just a short walk from the centre of the sought after village of Winscombe which benefits from a range of village facilities and amenities, these include: Newsagents, Supermarket, Bakers, Butcher, Library, Community Centre, Public House, Doctors, Dentist and Veterinary Surgeries, Take Away's and a Chemist. 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 with Sixth Form Centre is within 3 miles. There are a number of private schools available in the area with Sidcot School being a short walk and others in Bristol, Bath and Wells.

### Directions

Proceed through the village on Sandford Road, in the direction of Sandford. The property will then be found around a quarter of a mile along on your right-hand side.





**Entrance Hall**

**Downstairs W.C**

**Living Room (20' 11" x 18' 01") or (6.38m x 5.51m)**

**Dining Room (14' 08" x 11' 02") or (4.47m x 3.40m)**

**Kitchen (13' 08" x 9' 01") or (4.17m x 2.77m)**

**Utility Room (13' 01" x 5' 08") or (3.99m x 1.73m)**

**Family Bathroom**

**Bedroom 3 (13' 01" x 8' 0") or (3.99m x 2.44m)**

**Bedroom 4 (9' 09" x 8' 10") or (2.97m x 2.69m)**

**First Floor Landing**

**Bedroom 1 (15' 04" x 14' 01") or (4.67m x 4.29m)**

**En Suite (10' 0" x 5' 09") or (3.05m x 1.75m)**

**Bedroom 2 (13' 05" x 9' 0") or (4.09m x 2.74m)**

**Rear Garden**

**Rear Garden & Swimming Pool**

**Enclosed Garden To Front**

**Driveway**

**Double Garage**

**Material Information**



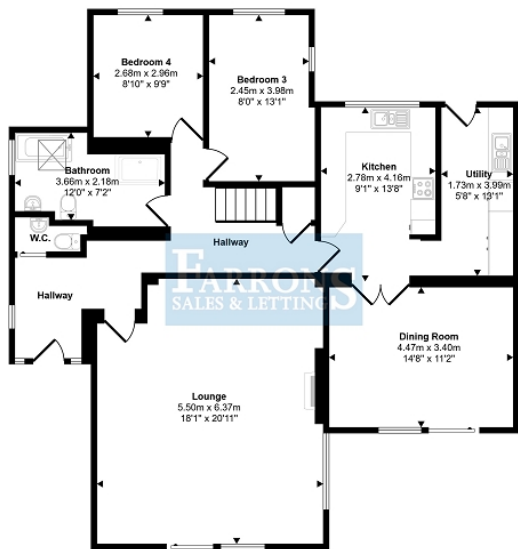






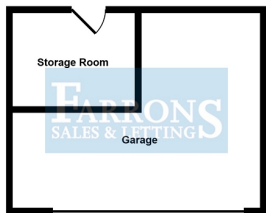


# Passionate about Property



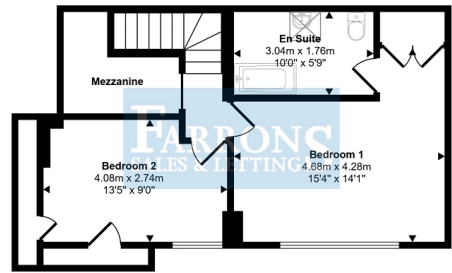
Ground Floor  
Approx 117 sq m / 1255 sq ft

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.



Outbuildings  
Approx 23 sq m / 252 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.



First Floor  
Approx 42 sq m / 452 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		
(69-80) C		
(55-68) D		
(39-54) E		
(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