

Sales
01934 842000

sales@farrons.co.uk



Lettings
01934 518900

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

Upvc double glazed door and side panels. Lantern skylight. Radiator. Part tiled flooring and carpeted flooring. Stairs to first floor. Doors to:





Downstairs W.C

WC, wash basin, heated towel radiator, tiled flooring.

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

Spacious living room with dual aspect upvc double glazed windows to the garden. Carpeted flooring. Feature fireplace with log burner. Radiator.

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

French doors to the kitchen and upvc double glazed window and sliding patio door to the garden. Tiled flooring. Radiator.

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

Upvc double glazed window to rear overlooking the rear garden and swimming pool. Extensive high quality fitted kitchen with built-in appliances. Tiled flooring. Open access to:

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

Upvc double glazed door to rear. Fitted units with sink and space for appliances. Tiled flooring.

Family Bathroom

Luxury fitted suite with large walk-in double shower cubicle, tiled walls and flooring, lantern skylight, separate bath, WC and wash basin. Heated towel radiator.





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

Spacious double bedroom with dual aspect upvc double glazed windows to rear. Carpeted flooring. Radiator.

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

Upvc double glazed window to rear. Carpeted flooring. Radiator.

First Floor Landing

Carpeted flooring. Loft access. Doors to:

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

Excellent master bedroom with large upvc double glazed window to the front elevation. Radiator. Carpeted flooring. Built-in double wardrobe. Door to:

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

Lovely three piece suite comprising of a bath with shower over, WC, wash basin, tiled walls and flooring, heated towel radiator, Velux skylight.

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

Upvc double glazed window to front. Carpeted flooring. Radiator.





Rear Garden & Swimming Pool

This is a garden set up to fully enjoy the sunshine! Beautifully landscaped, with a pergola housing a hot tub, next to the impressively maintained swimming pool and further paved patio areas. Side gate to enclosed front garden.

Enclosed Garden To Front

Paved patio accessible from the dining room, that meets a level lawn with brick wall to the borders. Garden gate to the parking area and a door to the garden storage room within the double garage.

Driveway

Large parking area suitable for several vehicles.

Double Garage

Detached double garage with garden storage room built in, and accessible from the side elevation. Power and light. Large up and over door to front.

Material Information

Council Tax Band F

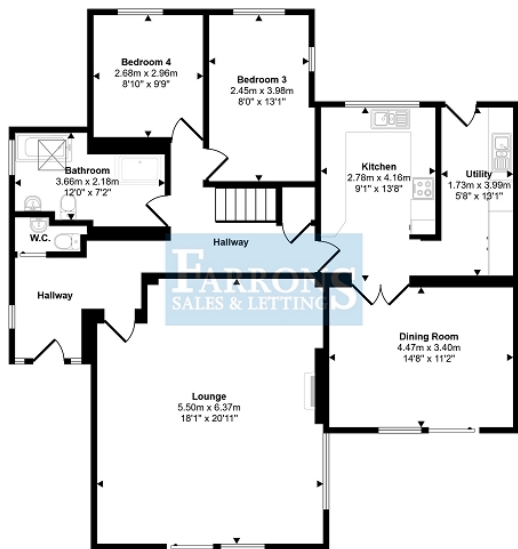
Freehold

Gas, Electricity, Water, Sewage - mains

Gas central heating

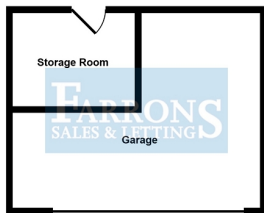


Passionate about Property



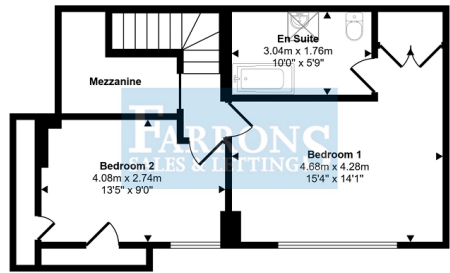
Ground Floor
Approx 117 sq m / 1255 sq ft

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		82
(69-80) C	74	
(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