

Sales
01934 842000

sales@farrons.co.uk



Lettings
01934 842000

lettings@farrons.co.uk



SANDFORD ROAD, WINSCOMBE, NORTH SOMERSET. BS25



£625,000 FREEHOLD

Passionate about Property

Exceptional extended four bedroom detached home, moments from the Strawberry Line and within walking distance of local schools and amenities! The property has been dramatically remodelled and improved over our clients 10 years of ownership, to now provide a contemporary home sure to impress the most discerning purchaser. Call now to arrange a viewing!

Location

The property is located within walking distance 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 on to Sandford Road from the centre of the village next to our office, in the direction of Sandford. After approximately half a mile you will find the property on your left-hand side, just before the turning on your left into The Grove.

Entrance Hall

Engineered Oak flooring. Upvc double glazed windows and door to front elevation. Carpeted stairs to first floor. Under-stairs cupboard. Radiator. Doors to:





Living Room (17' 05" x 12' 01") or (5.31m x 3.68m)

An attractive room with upvc double glazed window and plantation shutters to front. Carpeted flooring. Radiator. Glazed French doors to kitchen / family room. Split room Log burner serving the living room and kitchen.

Open Plan Kitchen / Family Room (24' 09" x 20' 04") or (7.54m x 6.20m)

A gorgeous open plan living space that benefits from being extended and remodelled by the current owners over the last 10 years. The room is flooded with natural light through four Velux skylights and a range of dual aspect windows to the rear and side. Electric window blinds. The extensive fitted kitchen with an island has granite work surfaces and a range of built-in appliances that is sure to impress, next to an equally large space suitable for a large dining table and a seating area. Glazed Oak French doors to:

Conservatory (9' 11" x 9' 03") or (3.02m x 2.82m)

With a pitched and tiled roof, Upvc double glazed windows and French doors to garden. Tiled flooring. Radiator.

Rear Porch.

Downstairs W.C

Upvc double glazed window to side. WC. Wash basin.

Utility Room (9' 11" x 8' 09") or (3.02m x 2.67m)

Upvc double glazed window to side. fitted units with a sink and space for appliances. Door to small garage.





First Floor Landing

Carpeted flooring, spotlights, airing cupboard housing
Viessmann boiler, loft access, doors to:

Bedroom 1 (12' 02" x 9' 10") or (3.71m x 3.00m)

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

En Suite

Single shower cubicle, WC, wash basin, wall mounted mirror
with lighting and clock inset.

Bedroom 2 (11' 09" x 11' 09") or (3.58m x 3.58m)

The original master bedroom. A spacious room with upvc
double glazed window to front with plantation shutters, radiator,
carpeted flooring.

Bedroom 3 (11' 07" x 10' 0") or (3.53m x 3.05m)

Upvc double glazed window to front with plantation shutters,
carpeted flooring, radiator.



Bedroom 4 (9' 07" x 8' 06") or (2.92m x 2.59m)

Currently used as a study. Upvc double glazed window to front
with plantation shutters, carpeted flooring, radiator. Built in
cupboard.





Bathroom

Upvc double glazed window to rear. Tiled flooring and walls to splash back areas. Heated towel radiator. Bath with shower over. WC. Large vanity unit with two sinks over. Wall mounted mirror with light.

Garage (10' 01" x 7' 05") or (3.07m x 2.26m)

Small garage with electric roller door to front.

Driveway

Landscaped parking area with space for several vehicles. Side access gate to rear garden.

Rear Garden

West-facing garden with a level lawn that meets a stone paved seating area to the side of the rear extension. Accessible from the rear porch and conservatory. Water tap. Side gate to front.

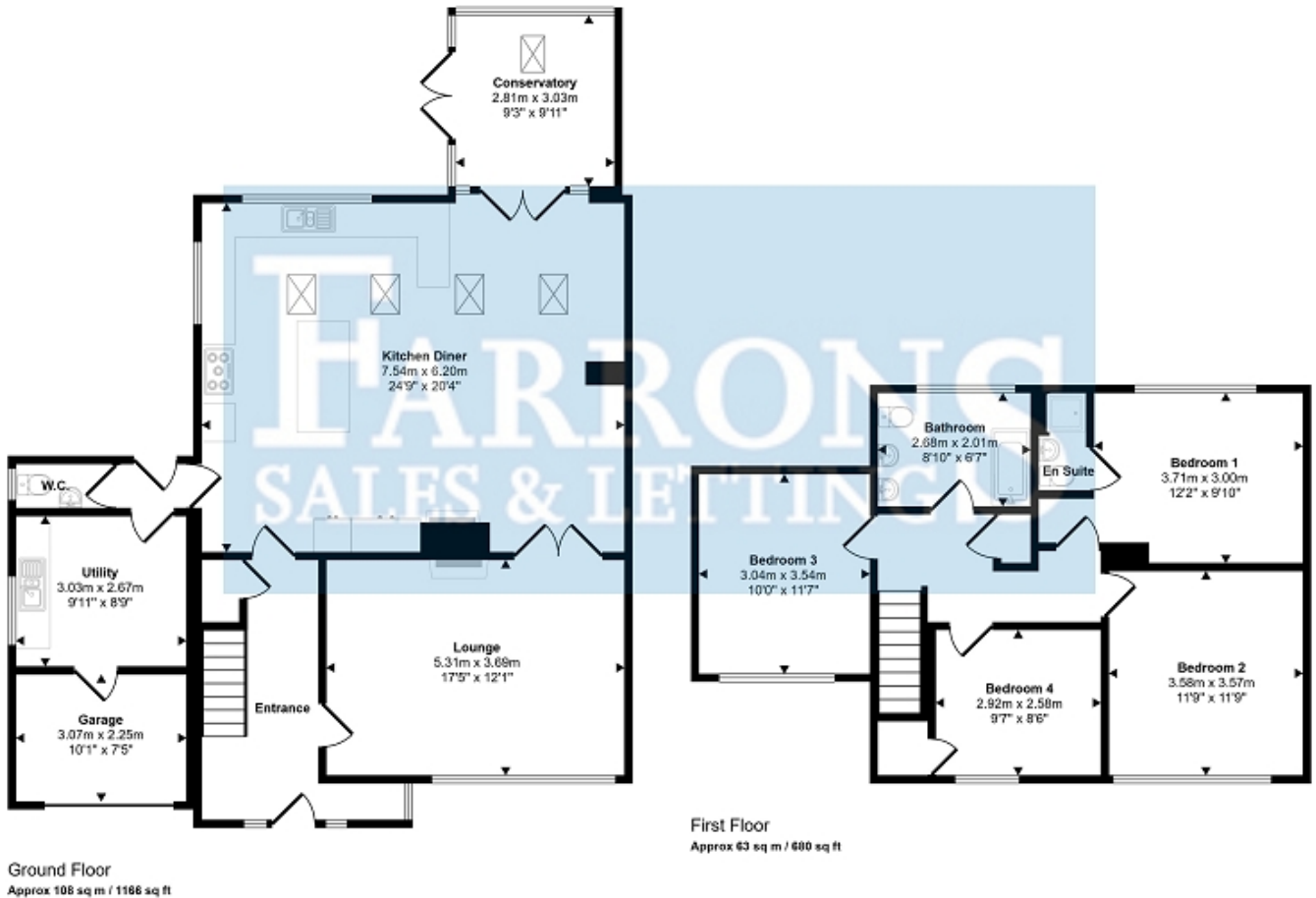
Material Information

Awaiting vendor comment.

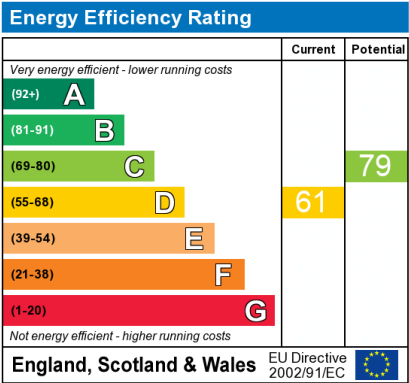


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Approx Gross Internal Area
171 sq m / 1845 sq ft



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 bedroom 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