



Beech Road, Shipham, BS25 1SB
£645,000





Bedrooms: 4

Bathrooms: 2

Receptions: 1

30 Beech Road is a superb detached family home which features a stylish interior and huge flexibility, set in one of the most desirable villages on the Mendip Hills. Occupying a privileged position towards the top of this popular quiet cul de sac the property is set behind a generous driveway that provides off street parking for a good number of vehicles. Established hedgerows to the front and sides afford the property excellent privacy and convenient footpaths either side provide easy to both a front and rear door.

Entering the property, you arrive at a good sized reception hallway with stairs rising to the first floor and an 'L' shaped hallway leading to the rear of the property. Off the hallway are two beautifully decorated and generously proportioned double bedrooms, one of which benefit from fitted wardrobes, there is a third smaller bedroom on the ground floor which is currently utilised as a large home office but would also make a perfect child's bedroom if required, again stylishly decorated with a delightful feature fireplace. Also accessed off the hallway is a chic shower room with quality fixtures and fittings and designer tiling.



Spanning the entire width of the rear of the house is an exceptionally spacious, triple aspect, living/dining room which enjoy a fantastic southerly outlook over the glorious rear garden towards the stunning hillside of the Mendips in the distance, this wonderful family space centres around a lovely contemporary stove and there is more than enough space for a good sized dining table and soft seating area. Sliding patio doors link to steps that lead down onto a superb raised decked area which is in a lovely position for al-fresco dining and enjoying the dying embers of the setting sun.

From the living/dining room a glazed door continues into a traditional kitchen fitted with farmhouse styled wall and base units. There is a side window with a well positioned 1.5 drainer porcelain sink, an integrated AEG dishwasher, space for a range cooker and fridge freezer. Just beyond the kitchen is a handy porch area with a side door to a useful cloakroom, to the outside and also to the garage which has provision for a washing machine and tumble dryer.

Moving onto the first floor floor, you will find 2 generous rooms and a luxurious family bathroom complete with a gorgeous roll top bath, contemporary suite and cool geometric tiled splashback, the rear bedroom enjoys the most spectacular views out over the drove and beyond. On the landing you will find two large storage cupboards and an airing cupboard.





Outside, the rear garden is simply glorious, enjoying a sunny south/westerly aspect it has been lovingly landscaped over the years to create a real oasis for the new owners to enjoy, as previously mentioned there is a wonderful decked area with steps either side descending to the garden. The garden slopes gently away from the house with a large area of lawn flanked on either side by mature flower bed borders which are packed with an abundance of pretty flora and fauna.

Beyond the main garden a gated fence leads down into an enchanting area of woodland, perfect for children to explore and discover the local wildlife. This garden just keeps on giving with the exceptional views toward the Mendip Hills over the beautiful drove in Shipham this is the perfect setting.



Situation: Shipham is an Area of Outstanding Natural Beauty (AONB) and a highly sought after village, nestled in the picturesque Somerset countryside. It is well served by first, middle and senior schools and is much sought after by those commuting to Bristol, as it offers all the advantages of rural living with many bridleways and footpaths, including the West Mendip Way which crosses the parish providing ready access to the hills and Mendip plateau, where there are extensive views across the Bristol Channel to the Welsh coast and Brecon Beacons beyond.

Indeed, it is very well positioned for local transport links and the M5 motorway which is accessible via junction 20 at Clevedon, junction 21 at St Georges and junction 22 at Edithmead. Village facilities are available, including butcher/stores, garage, public house and further shopping facilities at nearby Winscombe and Cheddar. The new village hall (with its stage, sports hall, function rooms and kitchen) is a popular centre for a broad range of community events and activities for all ages. Private sector schooling is close by at Sidcot and the Downs School at Wraxall is within easy reach, as are Wells Cathedral School and Millfield. In the state sector, Kings of Wessex School (www.kowessex.co.uk) is nearby and for sports and recreational amenities, Churchill Academy is a drive away. There is also an excellent village primary school. The surrounding area is excellent riding country and is sure to appeal to equestrian enthusiasts and walkers. There is an international airport at Lutsgate and access to the mainline railway station at Yatton.

Directions: Taking the A38 south from the Churchill traffic lights continue up the hill passing the turning on your left for Rowberrow, take the next left into Shipham just after the petrol station. Just after the entrance for the village hall on your right you will find Beech Road on your left. Number 30 is the second to last property at the top on the right hand side where you will see a Debbie Fortune For Sale board. You are welcome to park on the drive. What3words:///obtain.winks.recital

Material Information: This property operates on gas central heating. Council Tax band: E
EPC Rating: E

