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Ringwood Grove

£525,000

- * 4 Bedroom Detached House
- * Backing onto Woods
- * 3 Receptions
- * Views to Front Aspect
- * Privileged Hillside Position
- * Cloakroom & En-suite



114 High Street, Worle, BS22 6HD

27 Ringwood Grove, Weston-s-Mare, BS23 2UA

Description

A 4 bedroom, 3 reception detached residence, situated in a privileged cul-de-sac position on Weston hillside, backing onto Weston Woods and enjoying far reaching views towards the Mendip Hills. A 22' dual aspect lounge is complemented by a dining room and a study, plus there is a lovely size hallway and downstairs cloakroom. All bedrooms are of generous proportions and bedroom 1 benefits from en-suite shower facility. Driveway parking to a larger than usual garage measuring 16'3" x 14'10" with electric door. Enclosed rear garden plus side patio courtyard and many will appreciate that Ashcombe Park is in close proximity. Flexible family home tucked away in a super setting.

Accommodation

Entrance

Steps ascend up to a double glazed front entrance door, opening into a lobby with further door to

Entrance Hall 12' 10" x 7' 4" (3.91m x 2.23m) including an open tread staircase rising to the first floor accommodation, radiator.

Downstairs Cloakroom 6' 8" x 5' 9" (2.03m x 1.75m) Vanity unit/wash hand basin with cupboard below, WC. Tiled floor and partly tiled walls. Radiator. Obscure double glazed window to front.

Lounge 22' 1" x 12' 0" (6.73m x 3.65m) A dual aspect reception room with double glazed window to front aspect enjoying pleasant views, plus double glazed window and door to rear. Feature fireplace with hearth and surround. 2 wall light points, coved ceiling. 2 radiators. Archway through to

Dining Room 11' 0" x 9' 8" (3.35m x 2.94m) Coved ceiling, radiator, double glazed window to rear aspect. Multi pane glazed door to

Kitchen 14' 1" x 10' 8" (4.29m x 3.25m)

Fitted wall and base units, roll edge work surfaces with inset 1 and 1/2 bowl sink unit with mixer tap over and tiling to splash backs. Integrated double oven and 4 ring gas hob with cooker hood over. Integrated fridge/freezer. Space for dishwasher and washing machine. Dual aspect double glazed windows to side and rear. Door to side courtyard.

Study 7' 7" x 6' 4" (2.31m x 1.93m) A flexible room with radiator and double glazed window to side aspect.

First Floor Landing

Built-in airing cupboard housing the hot water tank, radiator, double glazed window to side aspect enjoying far reaching views the Old Church of St Nicholas on the hill in Uphill.

Bedroom 1 14' 1" x 10' 10" (4.29m x 3.30m) plus fitted wardrobes with overhead cupboards. Built-in cupboard, radiator. Double glazed window to front aspect enjoying far reaching views towards the Mendip Hills in the distance.



En-suite

Corner shower cubicle with mains shower, vanity unit/wash hand basin with cupboard below, WC. Partly tiled walls. Heated towel rail. Smooth ceiling finish. Obscure double glazed window.





Bedroom 2 11' 10" x 9' 7" (3.60m x 2.92m)
plus built-in double wardrobes to one wall. Radiator, double glazed window to rear aspect looking onto Weston Woods.



Bedroom 3 11' 3" x 7' 9" (3.43m x 2.36m)
Radiator, double glazed window with views to rear aspect.

Bedroom 4 9' 2" x 7' 8" (2.79m x 2.34m)
Radiator, double glazed window with views to rear aspect.



Bathroom 7' 6" x 6' 0" (2.28m x 1.83m)
Re-styled with a white suite of panelled bath with mains shower and side screen, wash hand basin with cupboard below, WC. Heated towel rail, smooth ceiling finish. Obscure double glazed window.



Outside

Open plan front garden laid to lawn with adjacent block paved driveway providing off road parking. This leads up to a garage with electric door, the garage measures 16'3" x 14'10" approximately, window providing natural light. Personal door to side leading to a side patio courtyard style garden. Outside tap. Gated side access. Access through to the rear garden which is enclosed and backs onto woodland. A patio runs along the rear elevation of the house with steps leading up to the main area laid to lawn, complemented with shrubs and borders plus a raised patio seating area.



View to Front



Tenure

Freehold, council tax band is 'F'.

Other Material Information

Gas central heating and double glazing. Mains water and drainage. GOV.UK illustrates a very low risk of flooding from rivers and sea and from surface water. Flooding unlikely from groundwater or reservoir. Fibre to cabinet broadband available with a download speed of up to 76mbps, source: Openreach. Virgin Media websites confirms that their service is available at this address with download speeds of up to 2 gig.

The energy rating for this property is 'D'.

GROUND FLOOR
949 sq.ft. (88.2 sq.m.) approx.



1ST FLOOR
690 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA : 1639 sq.ft. (152.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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