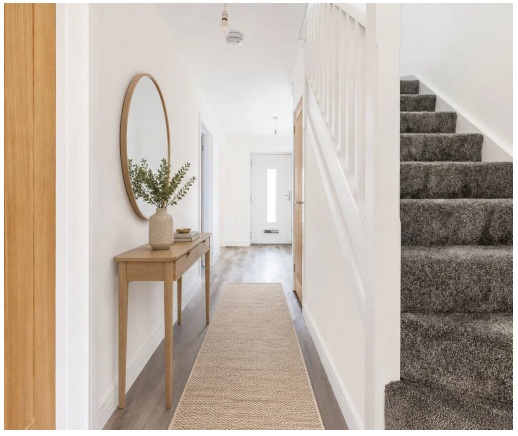
Rectory Way, Lympsham

£450,000

debbie fortune
ESTATE AGENTS
www.debbiefortune.co.uk



Bedrooms: 4

Bathrooms: 3

A particularly impressive brand new detached home, occupying a generous plot in the highly regarded village of Lympsham and enjoying sweeping, far-reaching views across the surrounding countryside to the front. Newly completed by a highly regarded local builder, the property offers approximately 1,856 sq ft of beautifully proportioned and exceptionally flexible accommodation, together with a larger than average frontage and generous south-facing rear garden.

The house has been thoughtfully designed to provide excellent living space throughout, with notably good room proportions and a layout that would suit a variety of requirements. The ground floor is particularly impressive, centred around a large L-shaped sitting/dining room which is dual aspect, enjoys an abundance of natural light and opens directly onto the rear garden. There is also a stylish fitted kitchen with integrated appliances, three double bedrooms and a family bathroom, with one of the bedrooms benefitting from its own en suite shower room.

The first floor provides a superb principal bedroom suite, incorporating a dressing area and smart en suite shower room, together with a separate cinema room. This versatile additional space could readily be adapted to provide a fourth bedroom, home office or further reception room, depending upon the needs of the new owner.

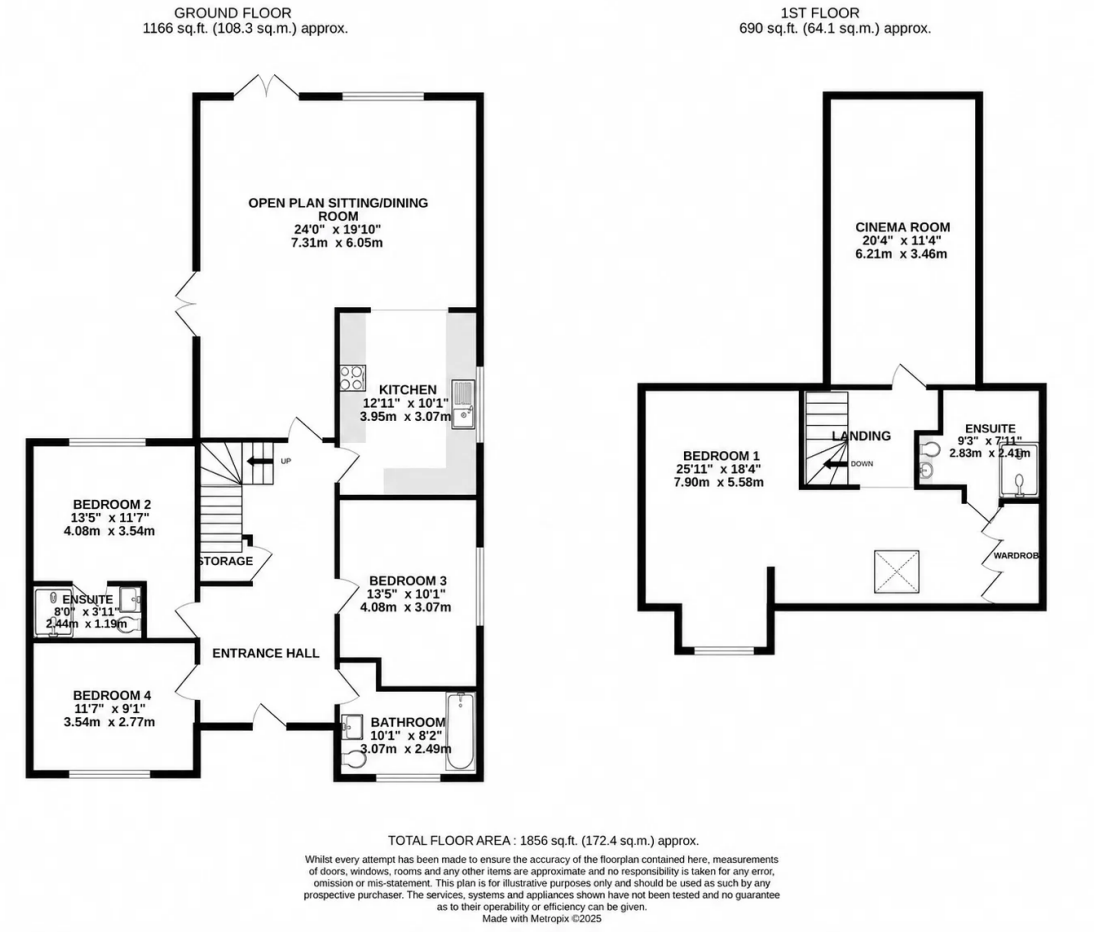
The property has been built to a high standard and benefits from a particularly good specification, including underfloor heating, air source heat pump, UPVC triple glazing, luxury vinyl flooring and three bathrooms. Being brand new, the house also offers excellent energy efficiency and the reassurance of a building warranty.

Outside, the property benefits from an unusually generous frontage which provides extensive parking for multiple vehicles and would be particularly well suited to those requiring space for a caravan, motorhome or boat. The front garden is principally laid to lawn and, importantly, enjoys the property's wonderful open aspect with sweeping views across the surrounding countryside.

To the rear is a good-sized L-shaped garden with a southerly orientation. There is a paved patio adjoining the house with areas of lawn beyond, whilst the garden enjoys a good degree of privacy and is enclosed by fencing.

Some photographs have been digitally enhanced and/or virtually staged for illustrative purposes only. Furniture and accessories shown are not included in the sale. Garden/lawn appearance has been digitally enhanced.

What we love about the property...
Properties offering this combination of space, quality, flexibility and outlook are rarely available in Lympsham, and an early internal inspection is highly recommended.



Situation: Lympsham is predominantly a rural community situated just outside Weston-super-Mare. The village has a post office & stores, tennis club, and an active sport club to name but a few facilities, and there is an excellent first school, Lympsham Church of England VC First School (http://www.lympshamfirstschool.org.uk/) for children age 4-9 years, further education is available at the renowned Hugh Sexeys Middle School (http://www.hughsexey.com/) and The Kings of Wessex Academy (http://www.kowessex.co.uk/). Independent schools are at nearby Sidcot, Wells Cathedral School and Millfield. Not only is this village situated for easy access to the M5 at nearby motorway junction 22, the village is just a short distance away from the seaside town of Weston-super-Mare, Highbridge, Cheddar and the medieval town of Axbridge. There is a main rail link in Weston-super-Mare and an airport at Lulsgate. Bristol is also within easy commuting distance. The countryside around is well known for its attractions. The Mendip Hills are within reach for walkers, horse riders, mountain bikers and cavers, whilst the Somerset Levels are a haven for wildlife and attract nature lovers from far and wide! In the area are also golf courses, sports facilities, sailing and fishing, plus as you would expect, community facilities not only in the area but also in the surrounding villages.

Directions: From the A370, heading towards Weston-super-Mare, turn onto Lympsham Road and follow the road through the village, continuing onto Rectory Way. Follow Rectory Way all the way down until you see the Debbie Fortune For Sale board on the left-hand side. The property, The Retreat, is located at this point.

Material Information: This property operates on an air source heat pump. Council Tax band: TBC EPC Rating: TBC