

Robin King | Estate Agents

2 Enderleigh Gardens, Churchill

£670,000

2 Enderleigh Gardens

Churchill, Winscombe

A well proportioned detached home of almost 2,000 sq ft in the heart of Churchill and surrounded by the Mendip Hills. Four bedrooms, a generous conservatory, double garage and ample parking make this an ideal setting for family life.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

Mains Water, Electric & Drainage. Oil Heating.

- 2,276 sq ft of accommodation including the double garage.
- Detached 4 bedroom family home in a quiet cul-de-sac setting
- Dual aspect living room
- Principal bedroom with ensuite shower room
- Separate dining room, study and ground floor cloakroom
- Fitted kitchen with double oven, plus a separate utility room
- Double garage and driveway parking for several vehicles
- Landscaped gardens with a summerhouse, greenhouse, shed and hot tub deck.
- Views across the village and nearby Mendips
- Within the catchment area for Churchill Academy and Sixth Form











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2 Enderleigh Gardens is a handsome detached family home occupying a generous plot in one of Churchill's most sought after residential roads. Approached by a wide driveway with parking for several vehicles and set behind established hedging, the house presents a smart white rendered frontage with a stone faced porch and a pale green composite front door, which opens into a bright and welcoming entrance hall setting a warm and cohesive tone from the outset.

The ground floor is arranged to suit modern family living. The living room is a dual aspect room with space for both sitting and dining, centred on a brick fireplace with a raised hearth. A sliding door leads directly into the conservatory, which wraps around the rear of the house and looks over the gardens, making it a lovely year round room for relaxing with a book or entertaining friends and family. French doors open from here onto the rear patio.

The kitchen is fitted with a range of shaker style cabinets, contrasting worktops, an integrated double oven and space for a dishwasher. There is ample room for a breakfast table. A generous window overlooks the garden.

Beyond the kitchen, the utility room has a sink and space for laundry appliances, with a door giving direct access to the garden and a further door through to the double garage.

At the heart of the home, a separate dining room offers a more formal space for meals and gatherings, while the study at the front of the house provides a quiet place to work from home.

A cloakroom completes the reception accommodation.















Upstairs, the landing leads to four bedrooms. The principal bedroom is a large double with its own ensuite shower room. Of the remaining three bedrooms, two are comfortable doubles and the fourth is well suited as a single, nursery or additional home office/hobby space. The family bathroom has a panelled bath, a separate corner shower enclosure, a basin and WC. Windows to the front and rear of the property catch views over neighbouring rooftops to the hillsides beyond.

Outside, the gardens have been thoughtfully landscaped and arranged into a series of distinct areas, each offering its own appeal. A brick-paved terrace adjoining the conservatory leads to a raised deck with a hot tub, providing a sheltered and inviting space to relax, whether enjoying a summer evening or unwinding during the colder months.

Elsewhere, a further paved terrace sits alongside a gravelled garden area, complemented by a painted summerhouse, greenhouse and garden store, creating an ideal setting for those with a passion for gardening. Mature shrubs and established trees provide a good degree of privacy, while adding colour, texture and interest throughout the seasons.

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To the front, a well-maintained lawn and neatly clipped hedging create an attractive approach to the property, with the driveway providing ample parking and leading to the double garage, which benefits from two up-and-over doors.

Location

Churchill offers local shopping and social facilities including a 24-hour petrol station and mini-market and the nearby villages of Congresbury and Winscombe have a more comprehensive range of shops. There is a large, modern medical practice in the village. Primary schooling is available close by and the well regarded Churchill Academy and Sixth Form with its adjoining sports complex is only a short walk away.

Bristol and Weston-super-Mare are within easy commuting distance with a regular bus service available and there are two M5 motorway access points, at Clevedon and St. Georges and easy access to the M32 and M4 for travelling to London. Bristol International airport is just 5 miles distant along the A38. The village of Yatton (approximately 4 miles distant) has a mainline railway station with direct services to London Paddington from 112 mins. The countryside around offers many activities including riding, sailing, fishing, walking and several golf courses.



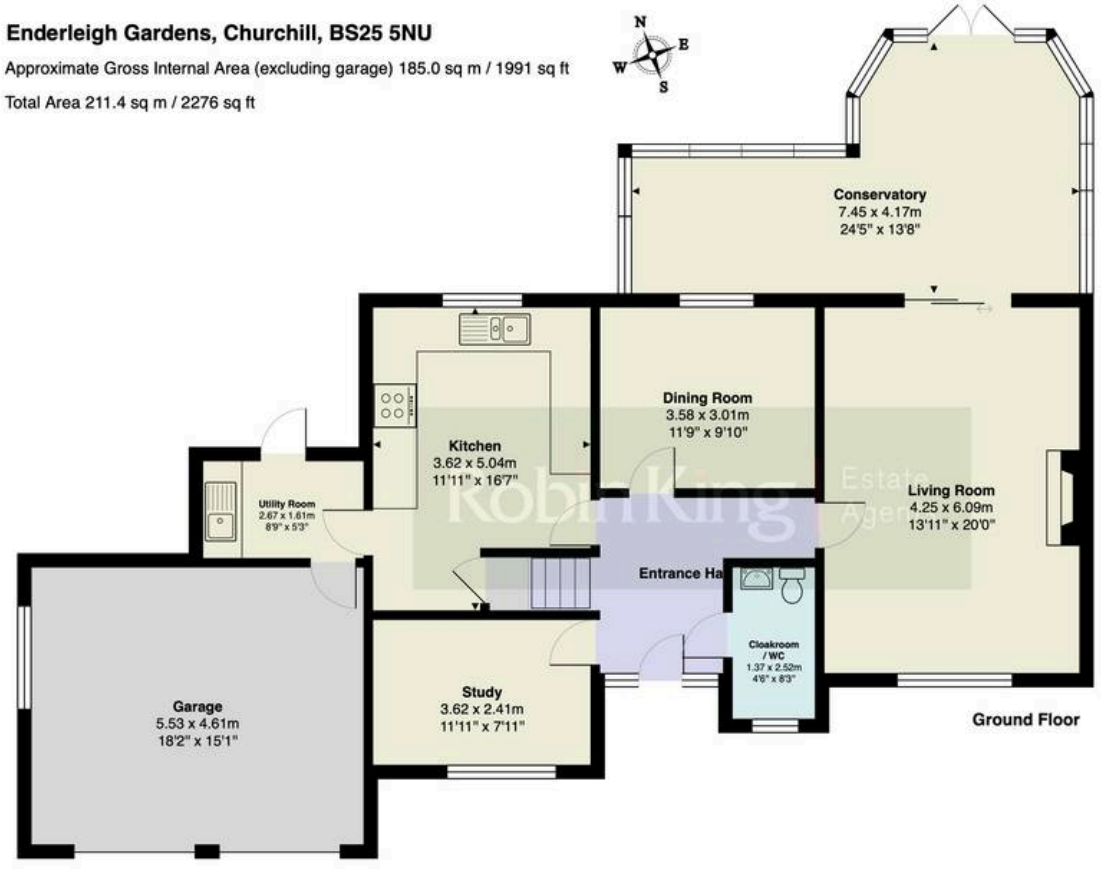




Enderleigh Gardens, Churchill, BS25 5NU

Approximate Gross Internal Area (excluding garage) 185.0 sq m / 1991 sq ft

Total Area 211.4 sq m / 2276 sq ft





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