



Bristol Road, Churchill

£635,000



debbie fortune

ESTATE AGENTS

www.debbiefortune.co.uk



Bedrooms: 3

Bathrooms: 2

Receptions: 2

Deceptively spacious and extensively improved by the current owners, this superb detached chalet bungalow offers beautifully presented accommodation, generous gardens and excellent parking - a home where the scale and quality are only fully appreciated once inside.

A composite door opens into a welcoming entrance porch and hallway, where the standard of finish is immediately evident. From here, the accommodation unfolds in a way that feels both generous and thoughtfully arranged.

To the front of the property, the sitting room is an impressive yet comfortable space, centred around a contemporary double-sided 'Firebelly' log burner which it shares with the adjoining dining room. The two rooms connect effortlessly while remaining clearly defined - ideal for both everyday living and entertaining. The dining room could equally serve as a fourth bedroom if required, offering flexibility as needs change.



Moving through the ground floor, the rear reception room provides a substantial additional living space with sliding doors opening onto the garden. Currently used as a family lounge/playroom, this room also has stairs rising to the first floor, creating a natural separation that works particularly well for guests or older children.

The kitchen/breakfast room sits to the rear of the house and is well appointed with a comprehensive range of units and integrated appliances. A generous utility room sits alongside, with stable door access to the garden -practical, well planned and ideal for busy households.

Also positioned on the ground floor is the principal bedroom suite. The bedroom itself is well proportioned and filled with natural light, leading through to a beautifully fitted dressing room with extensive Sharps cabinetry. Beyond this, the en-suite shower room has been finished to an exceptional standard, featuring a large walk-in rainfall shower, twin basins set within a floating vanity unit and contemporary fittings throughout. It is a particularly impressive part of the home and reflects the care and investment made by the current owners.

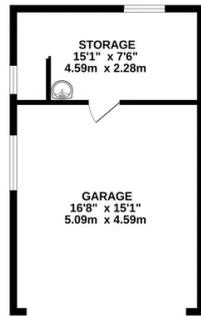
A separate cloakroom completes the ground floor.

Upstairs, the landing offers useful study space beneath a large Velux window. Two further double bedrooms are positioned on this level, both well sized and light filled, served by a stylish modern shower room.

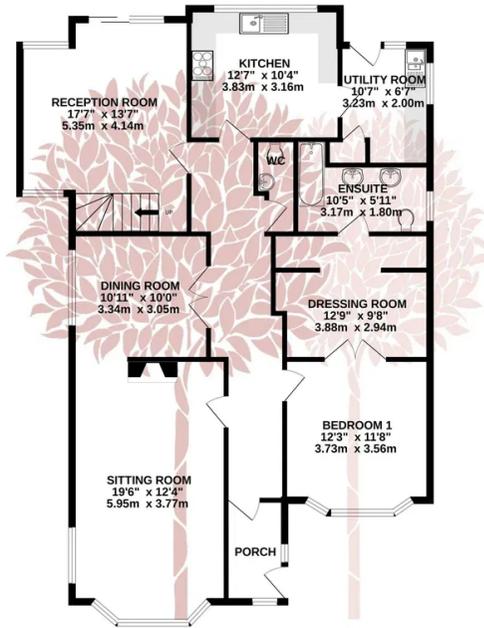
Outside, the property continues to impress. A large gravelled frontage provides parking for multiple vehicles and includes an EV charging point, with additional access leading to further parking and the detached double garage, all secured by electric gates at the entrance. The garage benefits from power, lighting, workshop space and a WC, offering excellent flexibility for storage or hobbies.



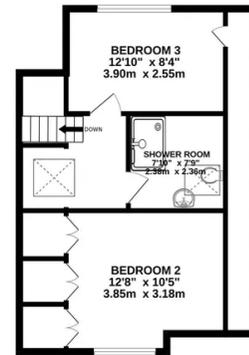
GARAGE
364 sq.ft. (33.8 sq.m.) approx.



GROUND FLOOR
1299 sq.ft. (120.7 sq.m.) approx.



1ST FLOOR
495 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA: 2158 sq.ft. (200.4 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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The rear garden is generous, established and enjoys a secluded feel, with mature trees and planting creating privacy. A raised stone patio adjoins the rear reception room, providing an ideal setting for outdoor dining and entertaining, while a summerhouse sits neatly to the rear of the garage.

What We Love About This Property... We love the impeccable finish throughout, the private garden that offers a peaceful retreat, and its excellent location, ideal for families with easy access to local amenities and schools.

Situation: Churchill is a popular commuter village situated in the beautiful North Somerset countryside, which offers a range of village facilities which include a shop, pubs, churches, and primary school (www.churchill-pri.n-somerset.sch.uk). Secondary schooling, both state and private, is well catered for with the ever-popular Churchill Academy & Sixth Form (www.churchill.n-somerset.sch.uk) on the doorstep and private schools at Bristol, Wells, Sidcot, Bath and Wraxall. Churchill is favoured by the commuter, being convenient for the cities of Bristol, Bath and Wells and the seaside town of Weston-super-Mare, and there is access to the M5 at Clevedon (junction 20) and St. Georges (junction 21). There is an international airport at Lulsgate and a mainline railway link at Yatton and Weston-super-Mare. The countryside around is well known for its beauty, with many country pursuits available including walking, Mountain biking, hunting, caving, dry skiing, sailing and fishing, and for the lover of equestrian arts, Churchill is very well served.

Directions: Travelling from Congresbury towards Langford proceed to the mini roundabout and turn right towards Churchill passing Tout's on your left-hand side. Follow the road further down till the property is on your right hand sign with a Debbie Fortune For Sale board to the front boundary.
What3Words: ///revamped.these.coder

Material Information: This property operates on gas central heating. Council tax band: C EPC rating: D

