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CHURCH ROAD, WINSCOMBE, BS25 1BJ



£815,000 FREEHOLD

Passionate about Property

A charming, characterful detached country home set within generous, beautifully established gardens. This attractive property offers a warm and welcoming feel throughout, with traditional styling that has been sympathetically extended since it was originally built. Surrounded by mature trees and open lawned grounds, it enjoys a wonderful sense of privacy and tranquillity while providing excellent outdoor space for families and keen gardeners alike.

Location

Church Road is located just a short walk from the centre of the sought after village of Winscombe which benefits from a range of amenities, these include: Newsagents, Supermarket, Bakers, Butcher, Library, Community Centre, Public House, Doctors, Dentist and Veterinary Surgeries, Take Away's and a Chemist. The village also has a Primary School and Rugby, Football, Cricket and Bowling Clubs. Winscombe is close to the Mendip Hills and is surrounded by beautiful open countryside providing excellent riding and walking opportunities. There are several lakes located within the area which cater for sailing and fishing enthusiasts and there is a Dry Ski Slope and Equestrian Centre in Churchill. The popular Churchill Community Foundation School with Sixth Form Centre is within three miles. There are a number of private schools available in the area with Sidcot School being a short walk and others in Bristol, Bath and Wells.

Covered Porch

Original pitched entrance porch with windows to each side. Door to:

Entrance Hall

Carpeted flooring and stairs to first floor. Under-stairs storage cupboard. Radiator. Doors to:





Snug (11' 11" x 9' 11") or (3.63m x 3.02m)

Upvc double glazed window to front. Carpeted flooring. Radiator. Fireplace with electric fire inset on a slate hearth.

Kitchen & Family Room (25' 0" x 13' 11") or (7.62m x 4.24m)

A spacious family room that is the heart of this particular home! An extensive fitted kitchen is complimented by the dual aspect upvc double glazed windows, a comfortable dining/seating area and access to two further large reception rooms, the side porch and utility / WC.

Living Room (19' 07" x 14' 01") or (5.97m x 4.29m)

Gorgeous principle living room with open fireplace set in a stone surround, wood flooring, dual aspect upvc double glazed windows and French doors to the gardens. Radiator.

Dining Room / Study (25' 0" x 10' 01") or (7.62m x 3.07m)

A generous room with a range of dual aspect upvc double glazed windows and a door to the gardens. Two radiators. Wood flooring. Door to living room.



Side Porch

Doors to the front and rear. Door to:

Utility Room

Upvc double glazed window. Base unit with sink and space for appliances. Gas boiler. Door to:





Downstairs W.C

Upvc double glazed window. Radiator. WC. Wash basin.

Landing

Spacious landing that opens out into a useful area for a study, housing built-in cupboards with a radiator, loft access and a window to front. Doors to:

Bedroom 1 (16' 04" x 12' 07") or (4.98m x 3.84m)

Generous principal bedroom with a upvc double glazed window overlooking the gardens. Range of built-in wardrobes and bedroom furniture. Carpeted flooring. Radiator. Door to:

En Suite

Upvc double glazed window. Bath, WC, shower cubicle, wash basin over a vanity unit. Radiator. Tiled walls and vinyl flooring.

Bedroom 2 (20' 0" x 11' 09") or (6.10m x 3.58m)

A larger double than the main bedroom, with dual aspect upvc double glazed windows overlooking the gardens. Carpeted flooring. Two radiators. Loft access.



Bedroom 3 (15' 0" x 9' 01") or (4.57m x 2.77m)

Upvc double glazed window to front. Radiator. Carpeted flooring.



**Bedroom 4 (10' 02" x 8' 11") or (3.10m x 2.72m)**

Another double bedroom with built-in wardrobes, radiator, carpeted flooring and a upvc double glazed window to side.

Bathroom

Upvc double glazed window to rear. Bath with shower over, WC, pedestal wash basin, radiator, laminate tile effect flooring. Part-tiled walls.

Garage & Driveway. (14' 01" x 8' 05") or (4.29m x 2.57m)

The single garage has an up and over door to front, power and light.

The driveway and parking area provides ample space to park off-road for several vehicles.

Gardens

The property enjoys a generous and beautifully established garden, mainly laid to lawn and bordered by mature trees and colourful planting. Offering a high degree of privacy and a peaceful setting, the garden also features a charming seating area, perfect for relaxing or outdoor entertaining, as well as a stone built garden store to the rear of the garden.

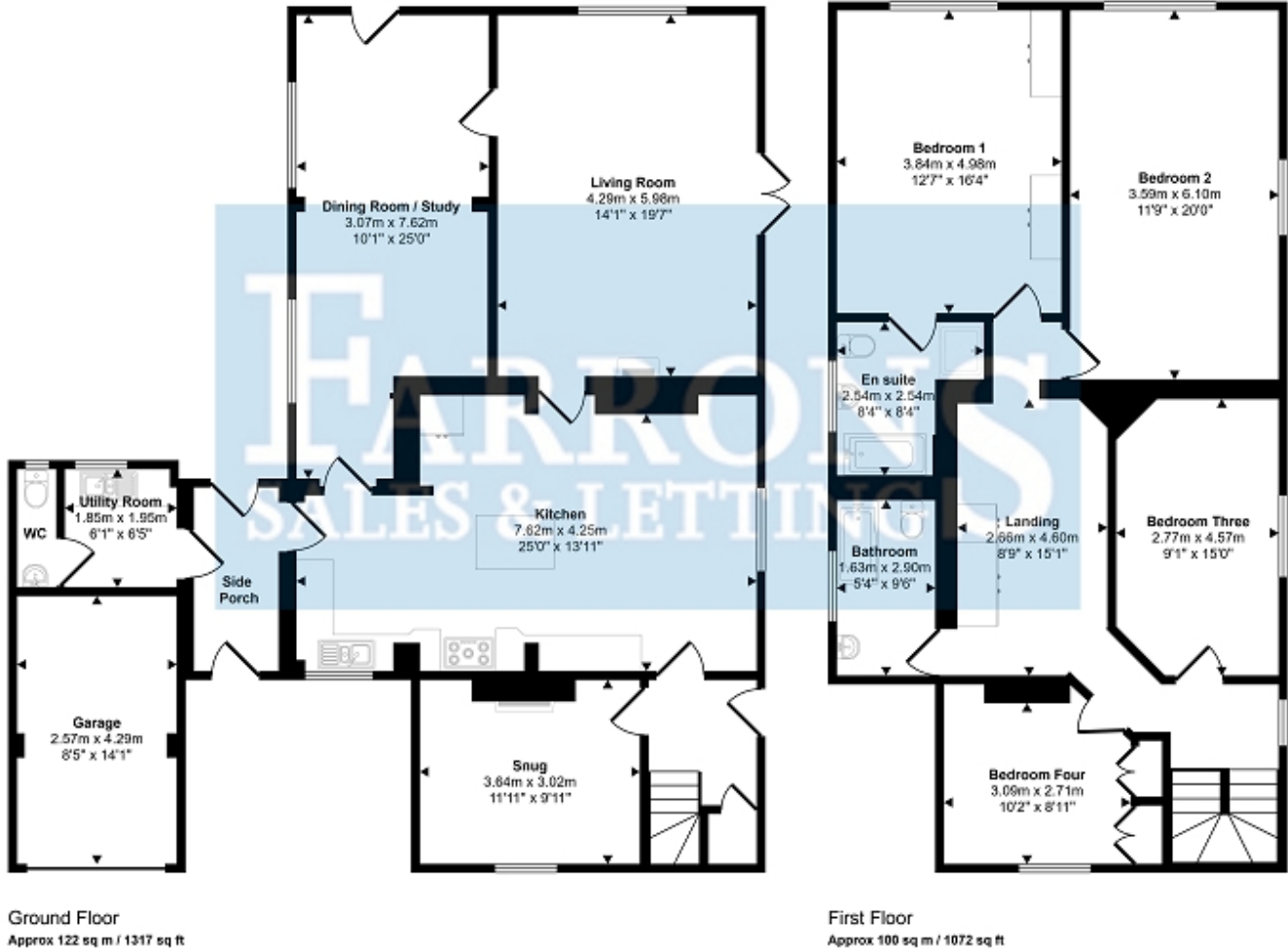
Material Information

Awaiting vendor comment.




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Approx Gross Internal Area
222 sq m / 2389 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales 		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Clauses:

Tenure: Please verify with your legal adviser before proceeding with a purchase.

Measurements: All measurements are approximate.

Details: Every care has been taken to ensure that these details are correct, but their accuracy cannot be guaranteed and prospective purchasers should satisfy themselves as to their accuracy. If you require clarification of any part of these details please contact the branch, especially if you are travelling a long distance to view this property. These details do not constitute a contract or part of a contract