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THE GROVE, WINSCOMBE, NORTH SOMERSET, BS25 1JH



£525,000 FREEHOLD

Passionate about Property

Beautifully re-modelled and extended, this exceptional detached bungalow offers versatile 3/4 bedroom accommodation, combining contemporary style with spacious single-storey living. Immaculately presented throughout, the flexible layout is perfect for a modern family. Outside, generous, private gardens provide an idyllic setting for entertaining and relaxation, while a substantial tandem garage and driveway complete this superb move-in-ready home.

Location

Situated on The Grove, which is in walking distance of the village via the Strawberry Line, within the popular Mendip village of Winscombe. The area has a range of facilities on offer, these include: Newsagents, Supermarket, Bakers, Butchers, Library, Public House, Doctors, Dentist and Veterinary Surgery's, Take Away's and a Chemist. The village also has a Primary School, Bowling Club and Sports Club. Winscombe is close to the Mendip Hills and is surrounded by beautiful 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. There are a number of private schools available in Sidcot, Bristol, Bath and Wells. Winscombe is ideally situated for the commuter and is convenient to Bristol, Bath, Wells and the seaside town of Weston-super-Mare.

Entrance Porch

Upvc double glazed windows and doors to front and rear elevation. LVT flooring. Radiator. Door to:





Kitchen/Dining Room (16' 0" x 12' 03") or (4.88m x 3.73m)

Spacious contemporary family room with an extensive fitted kitchen, complimented with solid granite work surfaces, a Rangemaster oven, built-in dishwasher, washing machine and a built-in American style fridge / freezer. Additional built-in cupboard. Two Upvc double glazed windows to side elevation. Radiator. Glazed door to:

Inner Hallway

A lovely feature of this remodelled home, flooded with natural light through two Velux windows. Oak flooring. Radiator. Two built-in cupboards (one housing gas boiler) Loft access. Doors to:

Living Room (17' 07" x 10' 11") or (5.36m x 3.33m)

Generous principle living room with dual aspect upvc double glazed windows and French doors to the gardens. Oak flooring. Two radiators.

Lounge / Bedroom 4 (17' 09" x 11' 08") or (5.41m x 3.56m)

Another excellent reception room, with dual aspect upvc double glazed windows, two radiators, carpeted flooring, stone fireplace with log burner.

Bathroom

Upvc double glazed window. Part tiled walls and tiled flooring. Enclosed WC and wash basin with vanity units. Bath. Heated towel radiator.





Bedroom 1 (15' 06" x 10' 10") or (4.72m x 3.30m)

Excellent master bedroom with a large upvc double glazed window overlooking the gardens, carpeted flooring, radiator, door to:

En Suite

Tiled walls and flooring. WC, pedestal wash basin, corner shower cubicle, heated towel radiator.

Bedroom 2 (12' 03" Max x 8' 02") or (3.73m Max x 2.49m)

Upvc double glazed window, radiator, carpeted flooring.

Bedroom 3 (11' 08" x 7' 09") or (3.56m x 2.36m)

Upvc double glazed window, radiator, carpeted flooring.





Front Garden & Driveway

Large Tandem Garage & Workshop (35' 08" x 10' 08") or (10.87m x 3.25m)

Up and over door to front. Power and light. Upvc double glazed window and door to gardens. Built-in wall and base units.

Additional shed acting as a log store to the rear of the garage.

Gardens

The beautifully landscaped gardens offer a wonderful extension of the living space, providing a private setting for outdoor enjoyment.

Two generous natural stone patio areas can be found to the rear and side elevations, perfect for al fresco dining and entertaining, complemented by established planting, shrubs and colourful borders. The level lawn wraps around the side and rear of the property, creating an ideal space for families, pets or gardening enthusiasts, while mature hedging and quality timber fencing ensure a high degree of privacy. A charming timber summerhouse provides excellent storage or potential as a hobby room, and well-maintained pathways offer easy access around the property.



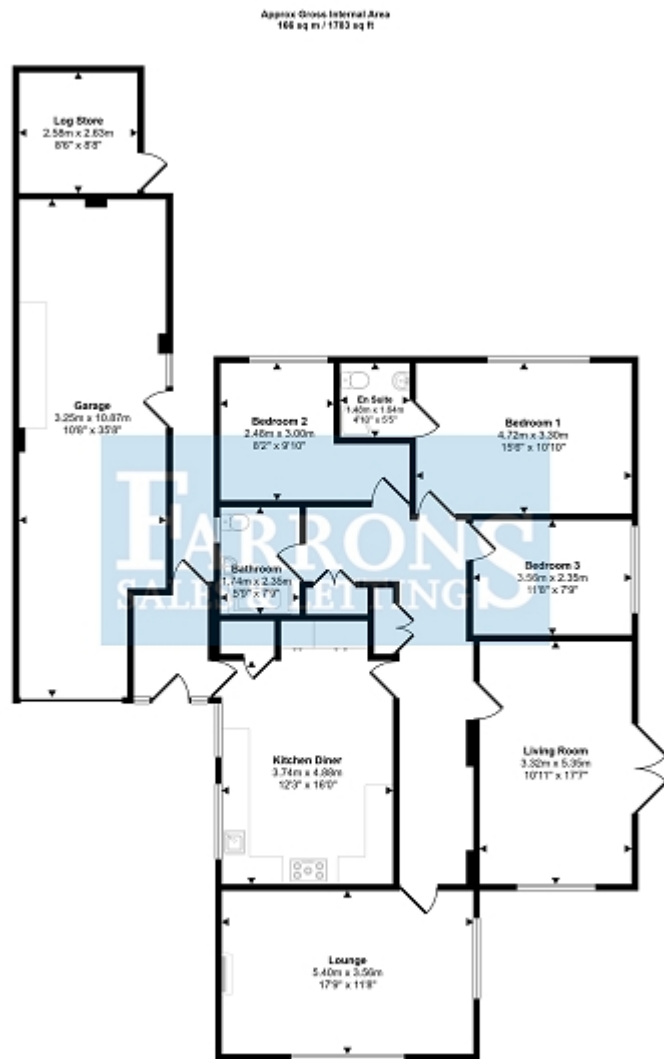
Thoughtfully designed and beautifully presented, this delightful garden is perfect for relaxing and making the most of the warmer months.

Material Information

Awaiting vendor comment.



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Floorplan

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 Magic Snaggy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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