



## 2 Warren View

Churchill, Winscombe

An immaculately presented five-bedroom detached home offering beautifully designed family living, a superb open-plan kitchen, a garage, landscaped gardens and an enviable village setting.

Council Tax band: F

Tenure: Freehold

All mains services

- Immaculately presented five-bedroom detached family home
- Former show home built by the highly regarded Newland Homes in 2022
- Stunning open-plan kitchen, dining and family room opening onto the garden
- Separate bay-fronted sitting room and dedicated home office
- Principal bedroom with fitted wardrobes and en suite shower room
- Four further generous bedrooms with another en-suite and contemporary family bathroom
- Landscaped rear garden with covered outdoor entertaining area
- Garage, driveway parking and solar panels
- Walking distance to Churchill's excellent schools, amenities and countryside walks
- Easy access to Bristol Airport, M5 and mainline railway services







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Churchill, Winscombe

Constructed by the award-winning Newland Homes, 2 Warren View is an exceptional modern home that has been thoughtfully designed with family life in mind. Beautifully presented throughout, this former show home combines generous proportions with a contemporary finish, creating a home that is equally suited to everyday living and entertaining.

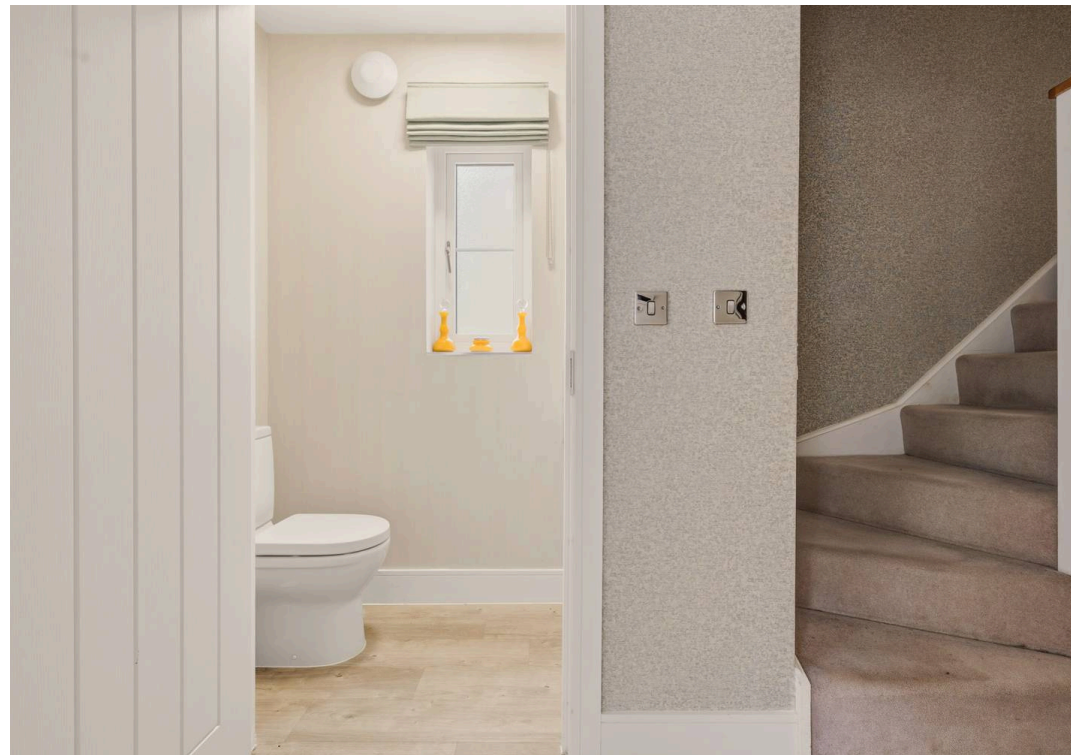
The entrance hall provides an immediate sense of space and quality, with stairs rising to the first floor and doors leading to the principal reception rooms.

Positioned to the front of the house, the sitting room offers a peaceful retreat away from the main living areas. A wide bay window fills the room with natural light, creating an elegant and comfortable space in which to relax.

To the rear of the property, the house opens into a superb kitchen, dining and family room that undoubtedly forms its heart. The kitchen is beautifully appointed with an extensive range of shaker-style units, quartz worktops and a large central island providing additional preparation space and informal seating. A comprehensive range of integrated appliances ensures the kitchen is as practical as it is stylish.

Beyond, there is ample space for both dining and relaxed seating, with large glazed doors and full-height windows drawing in natural light and providing a seamless connection with the garden. Whether hosting family celebrations or simply enjoying day-to-day life, this is a room designed to bring people together.

A separate utility room provides valuable additional storage and laundry facilities while offering direct access to the side of the property. Completing the ground floor are a cloakroom and understairs storage.

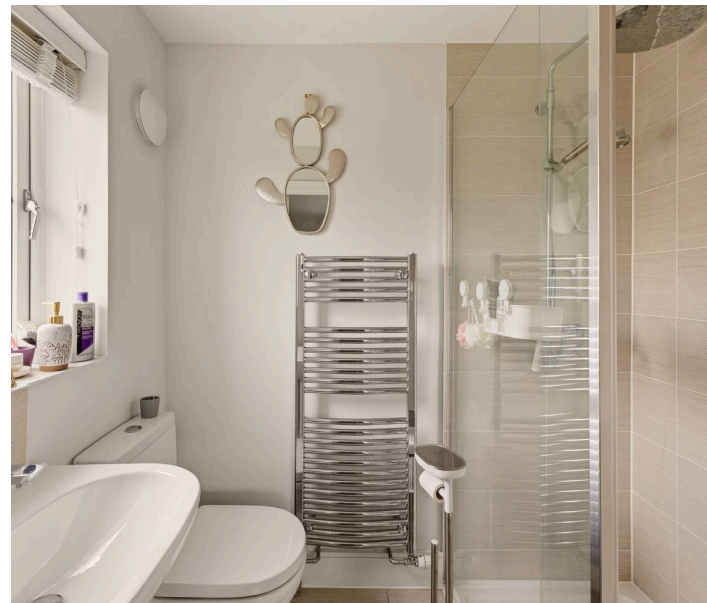




The first floor is arranged around a central landing and offers five well-proportioned bedrooms. The principal bedroom and second bedroom both enjoy fitted wardrobes and a contemporary en-suite shower rooms. The remaining bedrooms provide flexible accommodation for family members, guests or additional home working space. A stylish family bathroom serves the remaining bedrooms.

### Outside

The rear garden is a wonderful space, completely private and unoverlooked it has been thoughtfully landscaped to create an attractive and easily maintained outdoor space. A generous terrace extends directly from the family room, providing the perfect setting for summer dining, while a covered seating area creates a sheltered space to enjoy throughout the seasons. The lawn offers plenty of room for children to play, all enclosed to provide privacy and security.



To the front, a driveway provides ample parking for up to 5 cars and leads to the integral garage, while solar panels contribute towards the home's energy efficiency.

Situated within the sought-after village of Churchill, Warren View enjoys an enviable position close to highly regarded schools, local amenities and miles of beautiful countryside. Bristol, the airport and the M5 are all within easy reach, making it an excellent choice for those seeking village life without compromising on connectivity.

### GARAGE

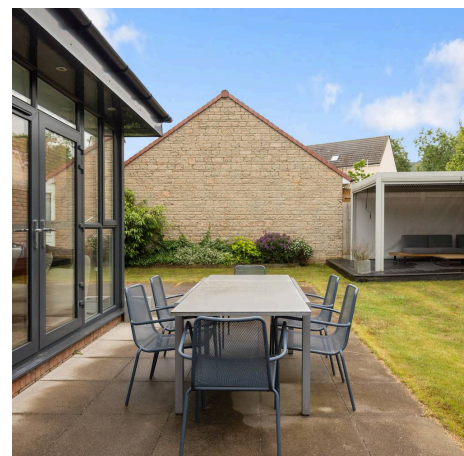
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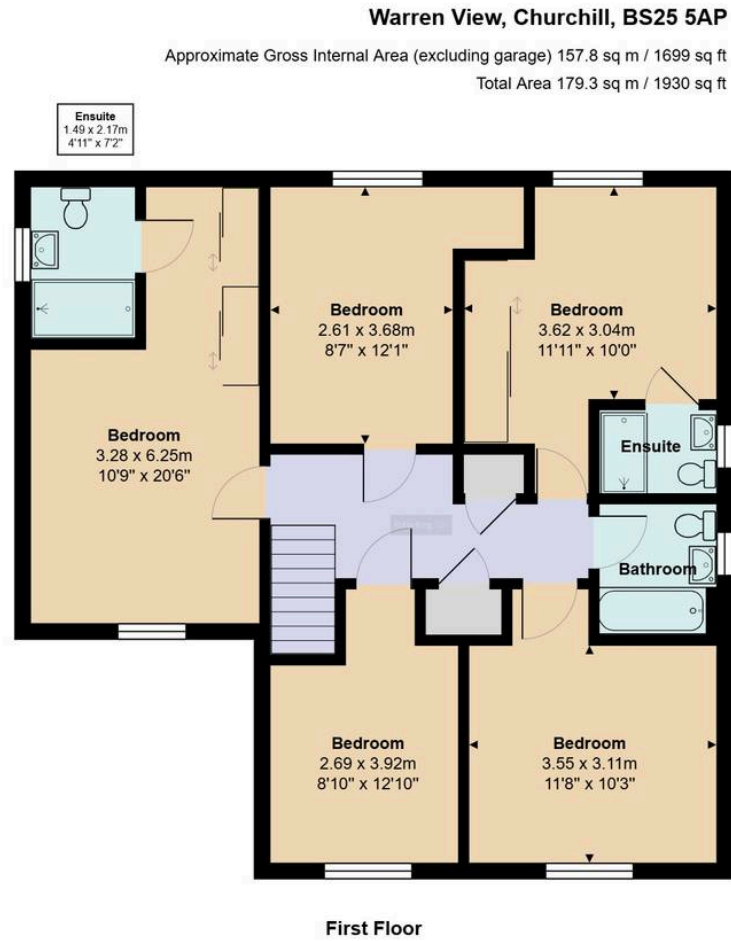
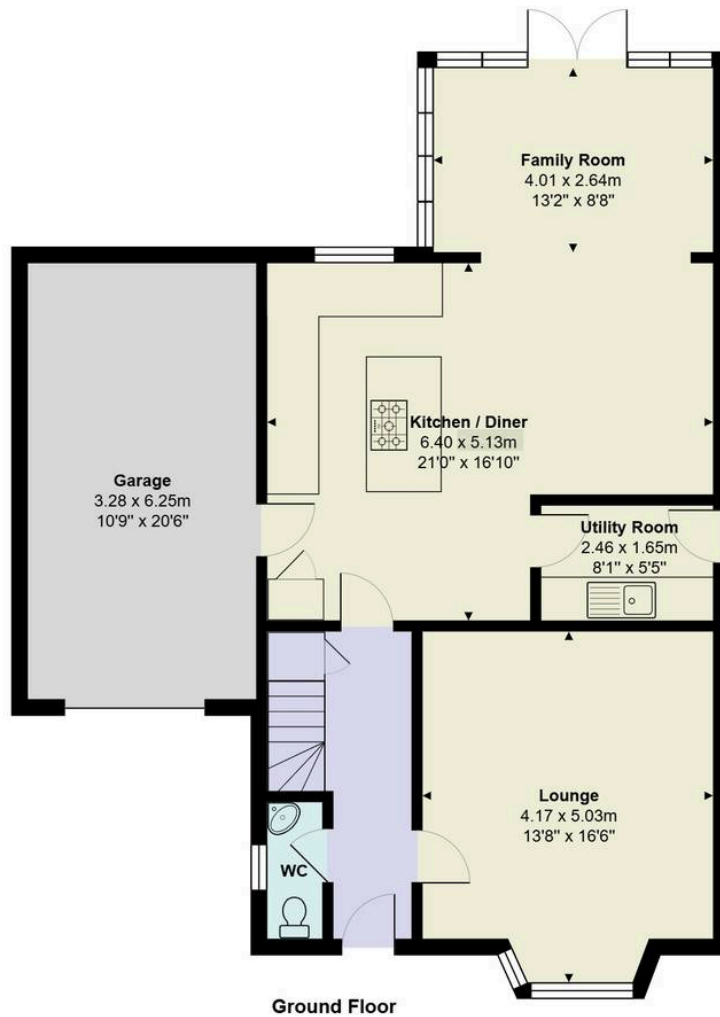
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### Location

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.

All distances/times approx





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