



**Beech road, Shipham**

**£430,000**



**debbie fortune**

ESTATE AGENTS

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**Bedrooms: 3**

**Bathrooms: 1**

**Receptions: 3**

Occupying a delightful position in the ever popular Mendip village of Shipham is this lovely detached bungalow that offers light an airy accommodation throughout, a beautiful rear garden that backs onto open fields and enjoys the most amazing views out over the rolling hills of the surrounding countryside, along with ample parking, flexible accommodation and lots of future potential.

The property is set behind a beautiful lawned front garden with lavender filled borders, to one side a neat driveway provides parking for several vehicles and a paved footpath leads you to the front porch. Continuing through the porch you arrive at a spacious entrance hallway off which the majority of the properties rooms can be accessed. To the right of the hallway lies the sitting room, a room filled with wonderful natural light from its large south facing window which also provide stunning views over the village houses towards the Mendip Hills, an open stone fireplace provides a lovely focal point to the room and is perfect for taking the chill off those cold winters nights.



From the sitting room doors continue through to a separate dining room with a rear facing French doors flowing into a conservatory. There is a door to the side which leads to a versatile room which could be utilised as a third bedroom or sun room with French doors to the rear and an internal door to a utility room which has been formed from the original garage.

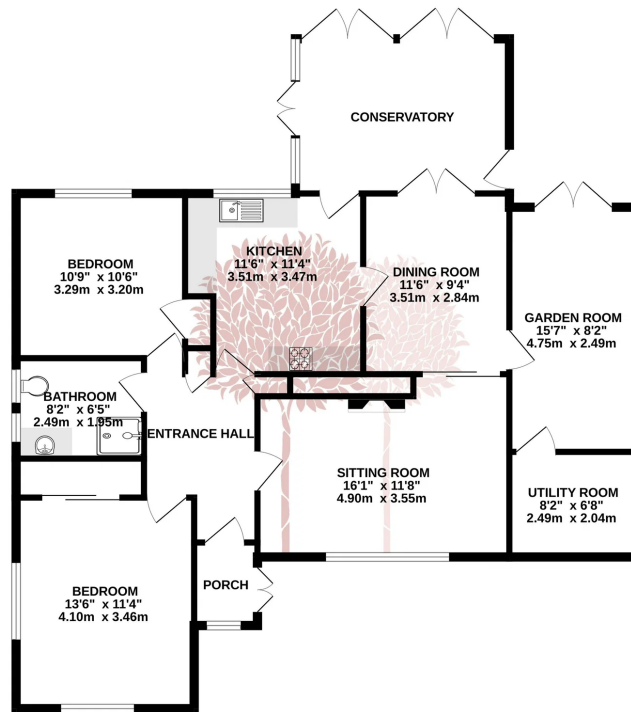
The kitchen sits central to the rear of the property and is fitted with a range of modern beech fronted units with a granite effect counter top, space for a cooker and provision for other white goods and fridge/freezer. A door from the kitchen leads back into the hallway as well as the conservatory. The two main bedrooms are both good sized doubles with the principal bedroom benefitting from a lovely dual aspect and built in wardrobes, the second bedroom also has a fitted cupboard and delightful outlook over the rear garden.

Finally, completing the accommodation is the bathroom which has adapted as shower room and features a walk in cubicle, modern vanity sink, a low level w.c and contemporary tiling.

The rear garden is truly delightful with beautiful flower borders and a number of established fruit trees, outside of the conservatory there is a patio area ideal for summer dining and entertaining and to the rear of the garden is perfectly positioned summer house and decked area which looks out over the stunning surrounding countryside towards the North Somerset coast.



GROUND FLOOR  
1171 sq.ft. (108.8 sq.m.) approx.



TOTAL FLOOR AREA: 1171 sq.ft. (108.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the foregoing 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 to illustrate only and should not be used as a basis for any prospective purchase. 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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NB. PLEASE NOTE THE PROPERTY HAS SPRAY FOAM INSULATION IN THE LOFT.

**Situation:** Shipham is an Area of Outstanding Natural Beauty (AONB) and a highly sought after village, nestled in the picturesque Somerset countryside. It is well served by first, middle and senior schools and is much sought after by those commuting to Bristol, as it offers all the advantages of rural living with many bridleways and footpaths, including the West Mendip Way which crosses the parish providing ready access to the hills and Mendip plateau, where there are extensive views across the Bristol Channel to the Welsh coast and Brecon Beacons beyond. Indeed, it is very well positioned for local transport links and the M5 motorway which is accessible via junction 20 at Clevedon, junction 21 at St Georges and junction 22 at Edithmead. Village facilities are available, including butcher/stores, garage, public house and further shopping facilities at nearby Winscombe and Cheddar. The new village hall (with its stage, sports hall, function rooms and kitchen) is a popular centre for a broad range of community events and activities for all ages. Private sector schooling is close by at Sidcot and the Downs School at Wraxall is within easy reach, as are Wells Cathedral School and Millfield. In the state sector, Kings of Wessex School ([www.kowessex.co.uk](http://www.kowessex.co.uk)) is nearby and for sports and recreational amenities, Churchill Academy is a drive away. The surrounding area is excellent riding country and is sure to appeal to equestrian enthusiasts and walkers. There is an international airport at Lulsgate and access to the mainline railway station at Yatton.

**Directions:** Taking the A38 south from the Churchill traffic lights continue up the hill passing the turning on your left for Rowberrow, take the next left into Shipham just after the petrol station. Just after the entrance for the village hall on your right you will find Beech Road on your left. Number 27 is on the left hand side towards the top of the road.

**Material Information:** This property operates on gas central heating. Council Tax band: D

