



Sandford Road, Winscombe
£615,000



debbie fortune
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Bedrooms: 4

Bathrooms: 2

Receptions: 2

A bright and flexible detached home in a highly convenient Winscombe location, offering generous accommodation, beautifully landscaped front and rear gardens, an impressive outdoor swimming pool, double garage and ample parking. Ideally positioned just moments from the village's popular cafés, pubs and everyday amenities.

Designed with light and space in mind, this versatile home is arranged over two well-planned floors and can easily adapt to different needs, offering either four bedrooms with generous reception space or five bedrooms if required.

The ground floor opens into a welcoming entrance hall with cloakroom. The main sitting room is a spacious and comfortable space, enjoying views over the garden, a feature fireplace and large sliding doors that allow natural light to flood in and provide direct access outside.



A separate dining room connects neatly to the kitchen via internal French doors and opens out through patio doors to the rear terrace, creating an easy flow for entertaining and day-to-day living. The kitchen is well appointed with a range of fitted units, integrated dishwasher, and pleasant views across the garden and swimming pool. A separate utility room sits alongside, offering additional storage, space for laundry appliances and direct access to the garden.

Also on the ground floor are two generous double bedrooms and a well-finished family bathroom, complete with both a bath and a separate shower.

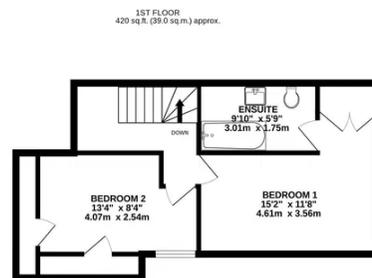
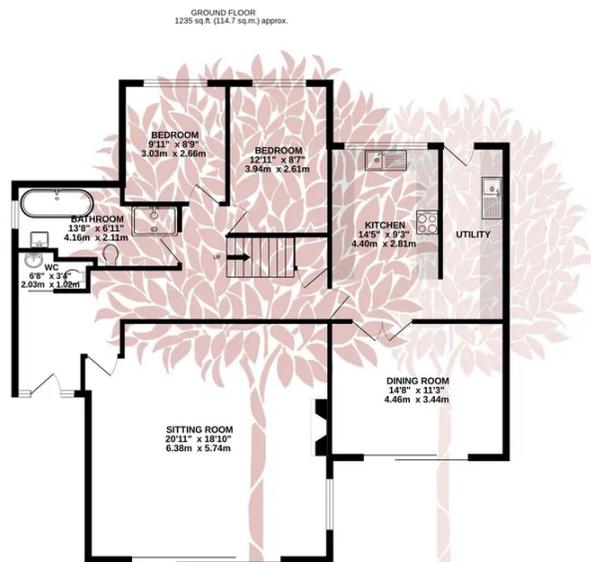
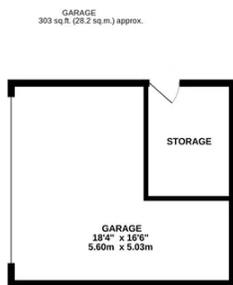
Upstairs, a central staircase leads to two further double bedrooms. The principal bedroom benefits from fitted wardrobes and its own en-suite, creating a comfortable and private main bedroom space.

The property is approached via double gates, opening into a private and enclosed setting. The gardens have been thoughtfully landscaped and make the most of their east-west aspect, allowing you to enjoy sunshine throughout the day.

The rear garden is a real feature of the home, with attractive patio areas, a covered hot tub space (hot tub available by separate negotiation) and a striking outdoor swimming pool – ideal for both family use and entertaining. There is side access through to the front garden, which is laid mainly to lawn and includes an additional terrace, perfect for evening use.

The double-width garage provides excellent storage and includes a separate area currently used as a sauna, but equally suited to a home office or studio. There is plenty of driveway parking and gated access between the gardens and parking area.





TOTAL FLOOR AREA : 1958 sq.ft. (181.9 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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What we love about the property... A well-balanced and adaptable home that will appeal to families, multi-generational households or anyone looking for space, privacy and a village-centre lifestyle. The swimming pool, flexible layout and central location make this a particularly attractive and hard-to-find combination!

Situation: The North Somerset village of Winscombe is nestled in the beautiful Mendip countryside within commuting distance of Bristol. Its atmosphere is one of bustling activity, with a variety of shops, professional offices and community facilities including church, doctor and primary school (www.winscombewoodborough.n-somerset.sch.uk). Winscombe is in the Churchill Academy and Sixth Form Centre (www.churchill-academy.org) catchment area for secondary education, which has recently been awarded 'Outstanding' by Ofsted and also benefits from a modern sports complex, and there is also a dry ski slope nearby. Private sector schooling is also close by at Sidcot and the Downs School at Wraxall is within easy reach. Country activities available within the area include horse-riding, walking on the Mendips and sailing on Axbridge Reservoir, and there are also several excellent golf courses in the area. The lovely cathedral city of Wells is a drive away, as is the famous beauty spot, Cheddar Gorge. As mentioned, Winscombe is within commuting distance of Bristol but also has good access to the seaside town of Weston-super-Mare and the M5 at junction 21 to travel north or junction 22 to travel south. There is an international airport at Lutsgate and access to a mainline railway station at Weston.

Directions: Approaching the property from the centre of Winscombe proceed onto Woodborough Road and then right again at the junction into Sandford Road, proceed along the road and number 34A can be found on your right hand side.
What3Words: ///local.uttering.cherub

Material Information: This property operates on gas central heating. Council Tax band: F EPC Rating: C

