



**Sandford Road, Winscombe**  
**£399,950**



**Bedrooms:** 2

**Bathrooms:** 1

**Receptions:** 1

Set in a gently elevated position close to the excellent amenities of popular Winscombe is this lovely two double bedroom detached bungalow. Impeccably maintained throughout, this light and airy home is perfect for those searching for property with lateral living, generous rooms and plenty of entertaining space.

The property is approached via a smart private drive with a footpath leading to the front door and a neat established front garden that afford the property great privacy. The off street parking leads to a good size integral garage and access can be gained to both sides of the property to the rear garden.

On entering the bungalow there is a handy storm porch, perfect for decamping wet coats and dirty boots, beyond which is a lovely reception room which is utilised as a breakfast/dining room and ideal for entertaining guests. To the rear of the dining room is the smart modern kitchen which features a range of attractive high gloss wall and base units with a lovely contrasting counter top. The kitchen is fitted with an integrated oven, and provision for further white goods can be found in the adjacent utility room, and mosaic stone tiles to the splashback and an upright heated towel rail add further practicality to the room.



The utility room features a separate WC and access to the rear of the garage, as well as a side door leading to the garden and a boiler cupboard.

The superb sitting/dining room spans the entire front to rear of the house and is a spacious room with a feature fireplace, sliding patio doors to the garden and lovely neutral decoration. A side door from the sitting room leads through to an inner hallway which gives access to the properties two excellent double bedrooms and family bathroom. Both the bedrooms enjoy pleasant outlooks to the front and rear garden respectively and the main master bedroom features quality fitted wardrobes.

Completing the internal accommodation is the family bathroom which is fitted with a contemporary white suite with a shower over the bath, pedestal wash hand basin and low level WC. There are fully tiled walls, a wood effect floor and a large window showering the room with excellent natural light.

Outside, the property has a delightful west facing established garden with a covered veranda, raised borders, level lawn and a plethora of plants, flowers and small trees. It also enjoys excellent privacy with a second larger patio area leading to a garden shed.





**Situation:** The North Somerset village of Winscombe is known for its atmosphere and bustling activity, with a variety of shops, professional offices and community facilities including church, doctor and primary school ([www.winscombewoodborough.n-somerset.sch.uk](http://www.winscombewoodborough.n-somerset.sch.uk)). Winscombe is in the Churchill Academy and Sixth Form Centre ([www.churchill-academy.org](http://www.churchill-academy.org)) catchment area for secondary education, 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 Lulsgate 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 61 can be found on your left hand side.

What3words //soups.baked.touched

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

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