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**OBSERVATORY FIELD, WINSCOMBE, NORTH SOMERSET.**



**£745,000 FREEHOLD**

# Passionate about Property

Fantastic, spacious five bedroom detached residence in a prominent position within Observatory Field, providing views of the Mendip Hills, generous living rooms, a detached double garage, double width carport and a SUBLIME en suite bathroom to the principle bedroom. Call now to arrange a viewing.

Council Tax Band: G

## Location

Situated in a popular position within walking distance of Winscombe village amenities and local schools. The village offers a full range of facilities and amenities, including: Various Retail Outlets and Professional Practices, a Public House/ Restaurant as well as Doctor, Dental and Veterinary Practices. There is a village market on Thursdays located at the Community Centre and for those with hobbies and interests, there are many clubs and organisations running in the village too. Winscombe is surrounded by the beautiful Somerset countryside and Mendip Hills, much of which is designated as an area of outstanding natural beauty and in fact there are 13 km of cycling/walking track (the old strawberry line) accessed just a short distance from the property. Winscombe is also ideally situated for those travelling further afield and is served by a local bus service with mainline railway connections at Weston-super-Mare, Yatton and Backwell.

## Entrance Porch

Upvc double glazed windows and door to front. Radiator. Double doors to:

## Entrance Hall

Upvc double glazed window. Carpeted flooring and stairwell to landing. Doors to:

## Downstairs W.C

WC. Wash basin. Tiled flooring. Radiator.





**Study (9' 07" x 8' 06") or (2.92m x 2.59m)**

Upvc double glazed window. Carpeted flooring. Radiator.

**Living Room (18' 10" x 13' 09") or (5.74m x 4.19m)**

Generous principle living room with dual aspect windows and French doors to the garden. Carpeted flooring. Two radiators. Feature fireplace.

**Dining Room (11' 10" x 11' 05") or (3.61m x 3.48m)**

Elegant formal dining room with a upvc double glazed window, carpeted flooring, radiator.

**Kitchen & Family Room (24' 0" x 12' 09") or (7.32m x 3.89m)**

Excellent open plan kitchen and family room, with an extensive fitted kitchen, island, range of upvc double glazed windows and doors to the garden.

**Utility Room**

Range of base units with work surface and sink over. Space for appliances. Door to carport.



**Landing**

Upvc double glazed window. Galleried landing with double cupboard housing the gas boiler and hot water cylinder. Loft access. Radiator. Doors to:





**Bedroom 1 (16' 02" x 11' 07") or (4.93m x 3.53m)**

French doors access the stunning principle bedroom, dressing area and en suite bathroom. Dual aspect upvc double glazed windows, extensive range of built-in wardrobes, two radiators, carpeted flooring, door to:

**En Suite (17' 03" x 9' 06") or (5.26m x 2.90m)**

Spacious, opulent bathroom with nothing but luxury and tranquility in mind. Large walk in shower, free standing bath, two pedestal wash basins, WC, radiator, heated towel radiator, four Velux skylight windows, panelled walls, eaves and loft storage access.

**Bedroom 2 (13' 08" x 12' 01") or (4.17m x 3.68m)**

Excellent double bedroom with two Upvc double glazed windows, built-in triple wardrobe, radiator, carpeted flooring, door to:

**En-suite shower room**

Upvc double glazed window. Double shower cubicle. WC. Pedestal wash basin. Radiator.



**Bedroom 3 (11' 11" x 11' 04") or (3.63m x 3.45m)**

Double bedroom with upvc double glazed window to front providing a lovely view of the Mendips. Radiator. Carpeted flooring. Built-in range of wardrobes.

**Bedroom 4 (10' 0" x 9' 10") or (3.05m x 3.00m)**

Upvc double glazed window. Built-in double wardrobe. Carpeted flooring. Radiator.

**Bedroom 5 (13' 10" x 7' 08") or (4.22m x 2.34m)**

Upvc double glazed window to front. Radiator. Carpeted flooring.





### **Bathroom**

Bath. WC. Pedestal wash basin. Radiator.

### **Carport**

Double width carport suitable for four vehicles with lighting.

### **Double Garage (18' 01" x 17' 07") or (5.51m x 5.36m)**

Electric up and over twin doors. Power and light.

### **Gardens**

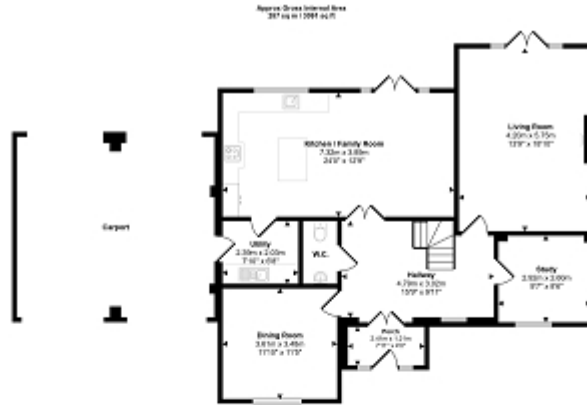
Attractively landscaped tiered rear garden, with a stone paved seating areas adjoining the property and at the rear of the garden to soak up the last of the day's sunshine. Summerhouse. Gated access to carport and garage.

### **Material Information**

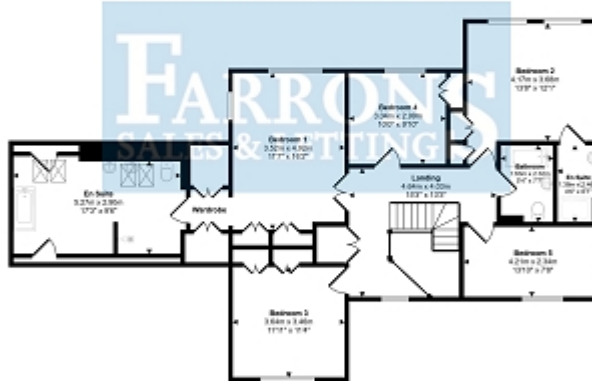
Awaiting vendor comment.



# Passionate about Property



Ground Floor  
Approx. 188 sq m (1880 sq ft)




First Floor  
Approx. 118 sq m (1282 sq ft)



Garage  
Approx. 28 sq m (128 sq ft)

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, areas, volumes, and any other size approximate and are responsible to the respective surveyor's measurements. Some of these measurements include area measurements only and may not add due to the fact some blocks will have irregular shapes.

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