





## Fairview Top Road

Shipham, Winscombe

Beautiful period home with four bedrooms, stylish living spaces, raised garden, driveway parking and a fully insulated garden office, plus a workshop/utility room and secluded garden.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

All Mains Services

- Four bedrooms
- Three reception rooms
- Family bathroom & downstairs cloakroom
- Raised garden with patio & lawn
- Insulated double-glazed home office
- Workshop/utility with power and lighting
- Gated block-paved driveway
- Original features
- Village location
- No onward chain











## Fairview, Top Road

Shiphams, Winscombe

Tucked away in the heart of the village of Shiphams, this charming period home offers flexible living spaces and attractive gardens, making it ideal for families or anyone seeking village life with modern comforts.

Approached through an arched trellis, the recently fitted composite front door opens into a welcoming hallway with original tiled floor and understairs cupboard.

To the left is the sitting room, featuring a fireplace with inset wood and coal burner, fitted units to either side of the chimney breast, and a UPVC sash window. To the right, the dining room has a recessed fireplace with tiled surround and mantel and opens directly into the kitchen, creating a practical, family friendly layout.

A characterful original glazed door from the hallway provides direct access to the kitchen, which is fitted with a range of units, contrasting worktops, a freestanding electric double oven and an integrated dishwasher. From the kitchen, a door leads to the utility area with external access and a downstairs WC, while another door on the other side of the kitchen opens into a versatile second reception room with an inset electric fire and the option to reinstate a real fire, ideal as a playroom, study or snug.





Upstairs, the landing, with sash window, has access to the partly boarded roof space and leads to the four bedrooms all with UPVC sash windows. The principal bedroom benefits from fitted wardrobes and drawers. The main bathroom includes a pristine white suite, separate shower cubicle, bath and vanity unit, with a generous airing cupboard completing this floor.

### Outside

To the right of the property lies a secluded seating area, with steps rising to the main garden. This raised space, set attractively within a stone wall, provides a lawn, a large patio and a variety of established shrubs and flower borders. To the left, a gated block-paved driveway provides ample parking, leading to a further lawned area with mature planting and an insulated, double-glazed home office ideal for home working throughout the year. A paved path continues around to the rear, where a useful workshop/utility area with lighting and electrics completes the property.

### Location

Shipham is a pretty village situated on the western edge of the Mendip Hills in a designated area of outstanding natural beauty, some 15 miles south of Bristol and within easy reach of the M5 and Bristol airport. The village has a school, pub, award winning butcher/general store/newsagent, garage, church and village hall. Kings of Wessex School is nearby with private schooling at Sidcot. A more comprehensive range of amenities can be found in the nearby villages of Winscombe and Cheddar.





Fairview, Top Road, Shipham, Winscombe, BS25 1TB  
 Approx. Area 1192.9 Sq.Ft - 110.8 Sq. M  
 (Total Area Does Not Include Garden Office/Utility/Garden Store)



First Floor



Ground Floor

For illustrative purposes only. Not to scale.  
 Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
 Floor plan produced by Westcountry EPC.

# Robin King

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