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## THE CHESTNUTS, WINSCOMBE, NORTH SOMERSET. BS25 1LD



**OFFERS IN EXCESS  
OF £475,000 FREEHOLD**

# Passionate about Property

\*\*\*NO ONWARD CHAIN\*\*\* 360 TOUR

AVAILABLE!\*\*\*Impressive, beautifully kept and presented 4 bedroom detached chalet bungalow. Built in 2018, and situated within easy walking distance of the centre of the village, this lovely home benefits from versatile and spacious living accommodation arranged over two floors. In addition there are also two driveways, with one servicing a detached single garage, and a South-West facing garden.

## Location

Winscombe Village centre offers a variety of shopping facilities and amenities including: A range of retail outlets & professional practices, Doctor, Dental, Optical and Veterinary Practices, Pharmacy and Library. In addition, there are two Churches, a popular Public House/Hotel/Restaurant and Village Bowling Club. There is also a Thursday village market selling local produce and for those with hobbies and interests, a number of clubs and classes to attend. Winscombe is close to the Mendip Hills and is surrounded by beautiful open countryside providing excellent walking opportunities. There is a regular bus service providing access to the surrounding district including Cheddar, Wells, Weston-super Mare and Bristol city centre. There are mainline railway connections at Backwell, Yatton and Weston-super-Mare and Bristol International Airport is a 20-minute drive away. Access to the M5 Motorway network is available at junctions 21 (St Georges) and 22 (Edithmead).

## Directions

From Bristol heading South West on the A38 proceed through the village of Churchill. At the traffic lights proceed straight ahead. Follow the road for approximately 1 and a half miles passing through the Hamlet of Star. After a further mile proceed past Sidcot School on the left hand side and drop down the hill to a set of traffic lights. Turn right onto Sidcot Lane signposted to Winscombe and Weston-super-Mare. The Chestnuts is the first available turning on the left and the property can be found towards the end of the development on the right hand side.





### Entrance Hall

Double glazed door to front elevation and double glazed window to side. Built-in cupboard. Under-stairs cupboard. Doors to:

### Bathroom

Spacious downstairs bathroom with wash basin, WC, bath with shower over, heated towel radiator, vinyl flooring, upvc double glazed window to rear and spotlights.

### Living Room (17' 07" x 14' 01") or (5.36m x 4.29m)

Large living room to the rear with dual aspect upvc double glazed windows and French doors to the garden. Carpeted flooring. Two radiators.

### Kitchen (10' 0" x 8' 05") or (3.05m x 2.57m)

Upvc double glazed window to side. Luxury fitted kitchen with an extensive range of gloss units and granite work-surfaces. Built in appliances include a double oven, microwave, fridge/freezer, dishwasher and washing machine. Tiled flooring.



### Dining Room / Bedroom 4 (10' 01" x 9' 11") or (3.07m x 3.02m)

Upvc double glazed window to front. Radiator.

### Master Bedroom (15' 04" x 9' 06") or (4.67m x 2.90m)

Large double bedroom with upvc double glazed window to front, carpeted flooring, radiator, door to:





### En Suite

Three piece suite comprising of a walk-in double shower cubicle, wash basin, WC, heated towel radiator, vinyl flooring, upvc double glazed window and spotlights.

### First Floor Landing

Velux skylight to rear. Carpeted flooring. Cupboard housing hot water tank. Doors to:

### Shower Room

Contemporary suite comprising of a walk-in double shower cubicle, wash basin, WC, heated towel radiator, vinyl flooring, Velux skylight and spotlights.

### Bedroom 2 (16' 08" x 9' 05") or (5.08m x 2.87m)

Velux skylight to front. Carpeted flooring. Range of built-in wardrobes. Radiator.

### Bedroom 3 (13' 07" x 8' 07" Max) or (4.14m x 2.62m Max)

Another double bedroom with Velux window to front. Carpeted flooring. Range of built-in wardrobes. Radiator. Loft access.





### Main Driveway

Gated access to rear garden. Block paved driveway suitable for two vehicles.

### Second Driveway & Garage

Off street parking on an additional block paved driveway for one large vehicle. Gate to rear Garden.  
The single detached garage ( 19'5 x 9'10 ) has an up and over door to front, power and light. Side door to garden.

### Rear Garden

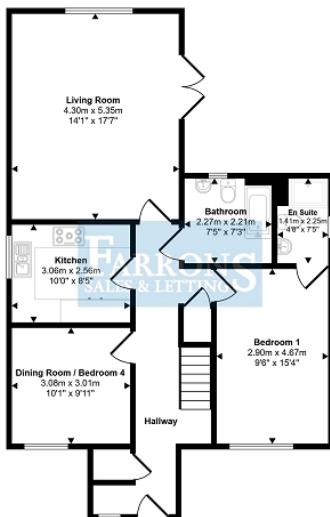
Laid to lawn with timber-lap fenced borders, and a stone paved patio benefiting from a perfect South-West facing aspect!

### Material Information

Awaiting Vendor comment.

Please note this sale is subject to a Grant of Probate. Expected by July 2025.

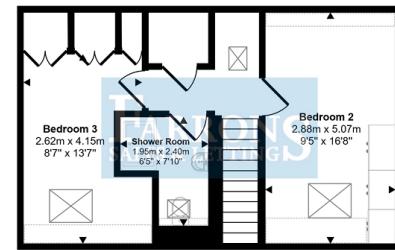




Ground Floor  
Approx 80 sq m / 864 sq ft

Denotes head height below 1.5m

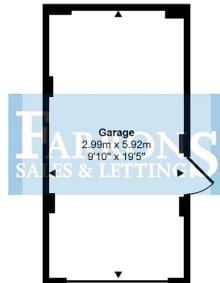
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor  
Approx 42 sq m / 450 sq ft

Denotes head height below 1.5m

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Garage  
Approx 18 sq m / 190 sq ft

Denotes head height below 1.5m

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	88	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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