3 Dolebury View Churchill BS25 5AR | **£800,000**

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RESIDENTIAL SALES









Property Type
House - Detached

How Big
2318.10 sq ft

Bedrooms
5

Reception Rooms
3

Bathrooms
3

Warmth
Electric heating

Parking
Off street & garage

Outside
Front & rear

EPC Rating
A

Council Tax Band
G

Construction
Traditional

Tenure
Freehold

Exceptional five double bedroom detached family home, constructed in 2025 by Coln Signature Homes and situated within the exclusive Summerleaze development in Churchill – 3 Dolebury View is a beautifully appointed executive home, built to the Winscombe design and offering superbly proportioned accommodation arranged over two floors. Forming part of a small development of family homes, this impressive property combines high quality contemporary finishes with a practical layout designed for modern family life. The accommodation is accessed via a generous entrance hall, providing an ideal arrival space for busy households. To the front, a private sitting room creates a comfortable retreat away from the main family space, while the bay-fronted study provides an excellent home office, ideal for those who work remotely. The crowning jewel of the home is the outstanding open plan kitchen dining family room, a wonderfully sociable space designed for day-to-day living, entertaining and bringing family together. The beautifully appointed kitchen is fitted with a range of wall and base cabinets with quartz style work surfaces over, a central island with further quartz style work surface and upstands, an inset double Belfast sink and a sliding coffee station. A range of fitted appliances further enhances the space, while two sets of bi-fold doors open directly to the rear garden, creating a lovely connection between the inside and garden during the warmer months. A useful utility room and cloakroom WC complete the ground floor. The first floor is equally impressive, with a gallery-style landing leading to five bedrooms. The principal bedroom enjoys a well-appointed en-suite bathroom with a four-piece suite, while bedroom two benefits from its own en-suite shower room. The family bathroom is also fitted with a four-piece suite and, like the en-suites, is finished to a high standard with stylish tiling and quality fittings. The remaining bedrooms are bright and well proportioned, with bedroom five currently arranged as a dressing room with fitted wardrobes, yet still offering a very usable bedroom if required. The home also benefits from strong eco credentials, including wet underfloor heating throughout, solar panels and an electric car charging point.

Outside, the property enjoys a beautifully enclosed rear garden, predominantly laid to lawn and bounded by feather-edged fencing. The garden enjoys the afternoon sun and provides an excellent space for families, summer entertaining or simply relaxing at the end of the day. Two sets of bi-fold doors from the kitchen dining family room open directly onto the garden, ensuring the outside space works naturally with the main living accommodation. To the front, the property provides off-street parking for two vehicles, while the generous double garage offers excellent additional versatility. Ideal for those wishing to park vehicles securely, the garage would also suit buyers requiring workshop space, storage or room for hobbies. The overall plot has been arranged with both practicality and enjoyment in mind, with the private garden, parking and garage facilities complementing the generous internal accommodation.

Summerleaze is a thoughtfully designed and attractive new development within Churchill, comprising just 20 homes in a leafy setting with a strong sense of space and quality. The development also enjoys its own private green nature reserve area, currently laid to meadow with a number of planted trees that will mature to create a future woodland-style setting. Churchill is a highly regarded North Somerset village, well placed for those seeking countryside living while retaining excellent access to day-to-day amenities and transport links. The surrounding area is known for its access to the Mendip Hills, with beautiful walks, riding routes and outdoor pursuits close at hand. Nearby Winscombe, Langford and Congresbury provide a range of shops, schools, public houses and local facilities, while Churchill Academy and Sixth Form is a well-known secondary school within the area. For commuters, the property is conveniently positioned for the A38, Bristol Airport, the M5 motorway network and mainline rail services from Yatton and Weston-super-Mare. 3 Dolebury View represents a rare opportunity to acquire a brand new, energy-conscious and exceptionally spacious family home within a small, high quality development in one of North Somerset's most desirable village locations.

















Beautifully finished, nearly new home in popular small development in Churchill





HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.
proof of identification – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. Proof of funding – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.
Proof of chain – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral Fee £270, Foxfield - Conveyancing Referral Fee £270, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heroes South West – Mortgage Advisors Referral Fee 25% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge.







About this property

TENURE
Freehold with estate charge of £800.00 PA. Residents are looking to take over the Management Company and are expecting the management charge to decrease.

UTILITES
Mains electric
Mains gas
Mains water
Mains drainage

HEATING
Air source heat pump & Electric heating

BROADBAND
There is currently no data available via checker.ofcom.org.uk. Our vendors have advised us that they currently have superfast broadband and when appointing a supplier, they were offered packages that include ultrafast broadband speeds. The property is also serviced with intregral ethernet ports to the downstairs office, principal bedroom and sitting room.

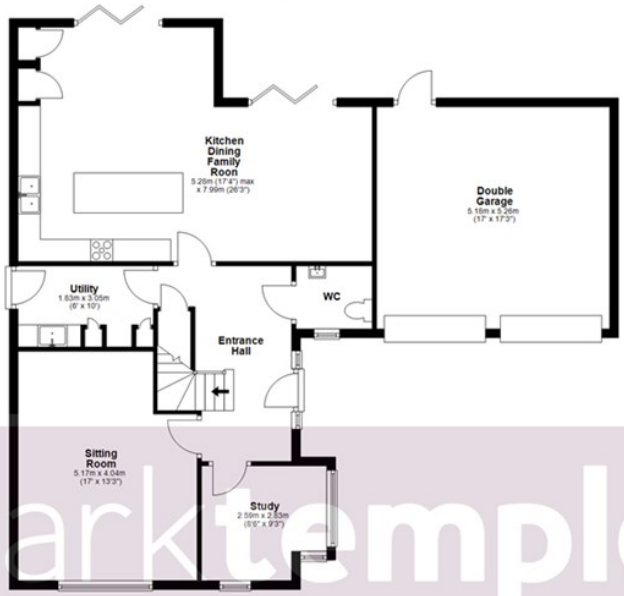
If an information source is not named, then it has been provided by the sellers of the property and is accurate to the best of their knowledge.

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Ground Floor

Approx. 112.3 sq. metres (1208.5 sq. feet)



First Floor

Approx. 103.1 sq. metres (1109.6 sq. feet)



Total area: approx. 215.4 sq. metres (2318.1 sq. feet)

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 efficency can be given.
Plan produced using PlanUp.

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