

Robin King | Estate Agents

# 44 Greenhill Road, Sandford - BS25 5PB

# 44 Greenhill Road

## Sandford, Winscombe

A well-presented two-bedroom detached bungalow with a garden room, garage, generous driveway and attractive gardens, enjoying views towards the Mendip Hills.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

All mains services

- 1,080 sq ft of accommodation including the garage
- Detached bungalow
- Two double bedrooms
- Modern kitchen/dining room
- Garden room overlooking the rear garden
- Garage and generous driveway
- Attractive gardens
- Views towards the Mendip Hills
- Easy access to Bristol Airport, M5 and mainline railway services (London from 112 mins)



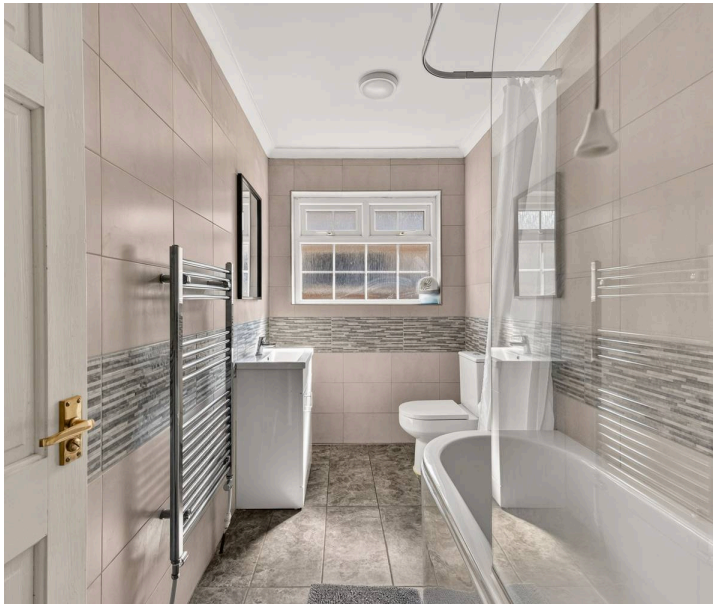










# 44 Greenhill Road

Sandford, Winscombe

Enjoying an elevated position with attractive views towards the Mendip Hills, this well-presented detached bungalow offers bright, well-planned accommodation together with generous parking, a garage and established gardens. The property has been well maintained, with a modern kitchen and bathroom complementing two double bedrooms, making it an excellent choice for those seeking comfortable single-storey living.

## The accommodation

A welcoming entrance hall provides access to all the principal rooms.

The sitting room is a bright and comfortable space, with a large bay window framing views towards the surrounding hillside.

The kitchen/dining room has a lovely rural view from the window. It is fitted with a range of contemporary units and worktops offers ample space for everyday dining together with a large useful storage cupboard. The adjoining garden room provides an additional reception area overlooking the rear garden and a pleasant place to sit throughout the seasons.

There are two generous double bedrooms, both served by a modern family bathroom fitted with a white suite.

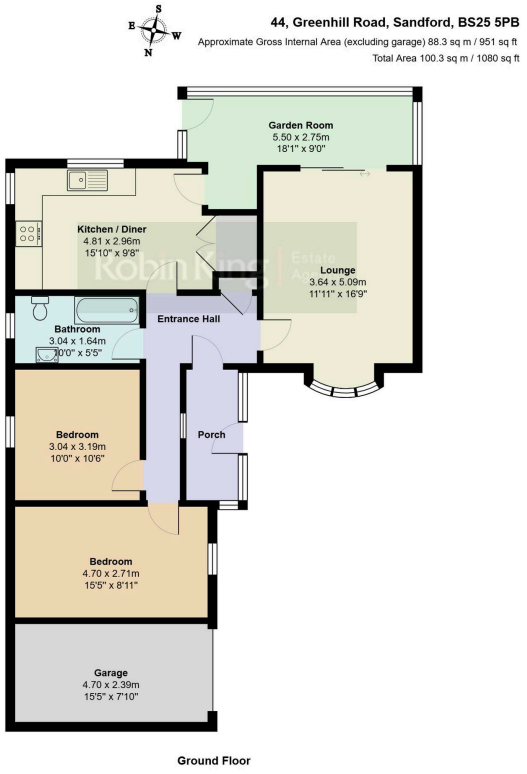
## Outside

To the front, a generous driveway provides ample off-road parking and leads to the attached garage. The south facing rear garden is mainly laid to lawn with mature planting and enjoys a good degree of privacy, together with a timber garden room and attractive views towards the Mendip Hills beyond.

## Location

The village of Sandford has a church, primary school, shop, popular Thatchers Railway Inn public house and village hall. The nearby village of Winscombe provides a more comprehensive range of amenities, with a good range of shops and a public house. he property is in the catchment area for Churchill Academy and Sixth Form and private schooling is available at nearby Sidcot or Bristol. It also offers easy access to to the M5 Junction 21 at St George's (5 miles), mainline railway services at Yatton (6 miles), and Bristol Airport (7.5 miles).

(All distances/times approx.)









**Robin King**

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