



Bristol Road, Churchill
£595,000



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ESTATE AGENTS
www.debbiefortune.co.uk



Bedrooms: 4

Bathrooms: 2

Receptions: 3

Occupying a generous plot within one of North Somerset's most sought-after villages, Malmedy is an exceptionally spacious detached home offering over 2,200 sq. ft. of beautifully presented accommodation. Combining character, versatility and contemporary styling, this is a home perfectly suited to modern family life whilst providing outstanding flexibility for multi-generational living or those working from home.

A welcoming entrance hall sets the tone, leading through to a thoughtfully arranged ground floor where the accommodation flows effortlessly from one room to the next. To the front of the property, a versatile reception room with an attractive bay window and feature fireplace offers the flexibility to be used as a fourth bedroom, snug or formal sitting room. Although currently used as a fourth bedroom, it was previously the dining room. Opposite, a dedicated study provides an ideal home office, quietly positioned away from the main living areas.

The heart of the home is undoubtedly the bespoke solid wood kitchen, beautifully appointed, with granite work surfaces, a range cooker and generous storage. An adjoining breakfast and dining area creates a sociable space for everyday family life as well as entertaining guests.



Beyond, the impressive principal sitting room is a wonderful space in which to relax. An imposing inglenook fireplace with wood-burning stove forms a striking focal point, whilst tri-fold doors open directly onto the rear terrace, allowing the garden to become a natural extension of the living space throughout the warmer months.

A practical utility room and contemporary ground floor shower room complete the accommodation.

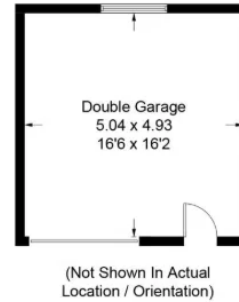
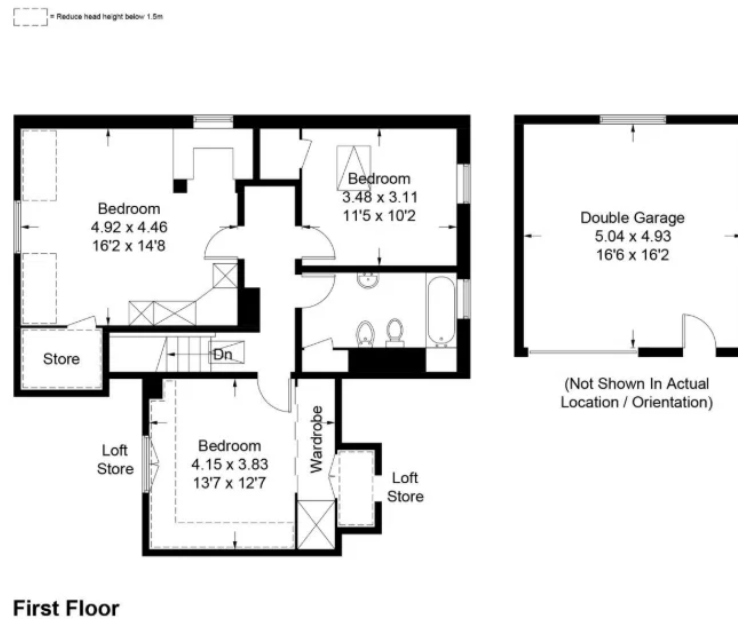
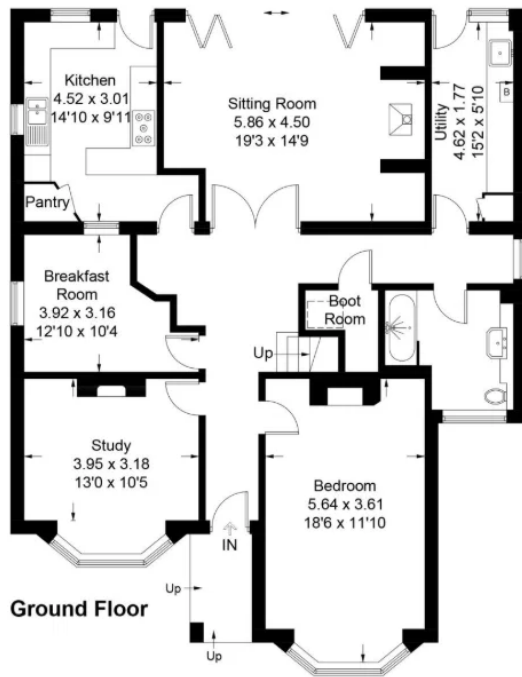
The first floor offers three generous double bedrooms, each benefiting from fitted storage, whilst the principal bedroom enjoys an attractive dressing or seating area. They are served by a well-appointed family bathroom fitted with a four-piece suite.

Outside, the property is equally impressive. A substantial block-paved driveway provides extensive off-road parking and leads to the detached garage, which benefits from power, light and water, offering excellent potential as a workshop, home gym or ancillary accommodation, subject to any necessary consents.

To the rear, the beautifully maintained garden has been thoughtfully landscaped to create a wonderfully private setting. A generous patio provides the perfect space for outdoor dining and entertaining, whilst the shaped lawn is framed by mature trees, established planting and colourful borders, creating a peaceful backdrop throughout the seasons.



Approximate Gross Internal Area = 205.6 sq m / 2213 sq ft
 Double Garage = 25.0 sq m / 269 sq ft
 Total = 230.6 sq m / 2482 sq ft



What we love about the property... The beautifully private rear garden provides a wonderful setting for both entertaining and everyday family life, while the flexible accommodation offers the versatility to adapt effortlessly to changing needs, whether working from home, welcoming guests or multi-generational living.

Situation: Churchill is a popular commuter village situated in the beautiful North Somerset countryside, which offers a range of village facilities which include a shop, pubs, churches, and primary school (www.churchill-pri.n-somerset.sch.uk). Secondary schooling, both state and private, is well catered for with the ever-popular Churchill Academy & Sixth Form (www.churchill.n-somerset.sch.uk) on the doorstep and private schools at Bristol, Wells, Sidcot, Bath and Wraxall. Churchill is favoured by the commuter, being convenient for the cities of Bristol, Bath and Wells and the seaside town of Weston-super-Mare, and there is access to the M5 at Clevedon (junction 20) and St. Georges (junction 21). There is an international airport at Lulsgate and a mainline railway link at Yatton and Weston-super-Mare. The countryside around is well known for its beauty, with many country pursuits available including walking, Mountain biking, hunting, caving, dry skiing, sailing and fishing, and for the lover of equestrian arts, Churchill is very well served.

Directions: Travelling from Congresbury towards Langford proceed to the mini roundabout and turn right towards Churchill passing Tout's on your left-hand side. Follow the road further down till the property is on your right hand sign with a Debbie Fortune For Sale board to the front boundary.
 What3Words: ///mingles.haystack.forkful

Material Information: This property operates on gas central heating. Council Tax band: D EPC Rating: D

