



**The Grove, Winscombe**  
**£535,000**



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ESTATE AGENTS  
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**Bedrooms: 4 Bathrooms: 1 Receptions: 2**

If you are searching for a turn key property close to all the excellent convenient positions, close to schools, amenities and the fabulous Strawberry line foot and cycle path, then 10 The Grove could be the house for you. Recently modernised, the property is ready to simply move in, unpack and start living.

The property is approached via a good sized driveway to the front that leads to an integral single garage, there is a pretty lawn front garden and access to the rear of the house to both sides. You enter the house under a handy storm porch that then leads into a spacious entrance hallway with an understairs cupboard. To the left of the hallway a door leads you into the sitting room, another bright and airy room showered in natural light from its large west facing window, a feature stone fireplace provides a lovely focal point to the room, an open arch flows through from the sitting room into the dining room giving the rooms combined a fantastic dual aspect. French doors to the rear of the dining room allow easy access out to the garden and an internal door continues into the kitchen.

The kitchen has recently been installed featuring a sharp modern run of wall and base units in a contemporary high gloss, battleship grey colourway; the units are complemented by a contrasting square edged black countertop. There is provision for white goods and space for a cooker as well as a new sink and drainer.



The rear facing window looks out over the garden and there are two internal doors, one leading back into the entrance hallway and the other to a useful lobby and ground floor cloakroom. The lobby provides another door to the garden as well as having a connecting door to the rear of the garage.

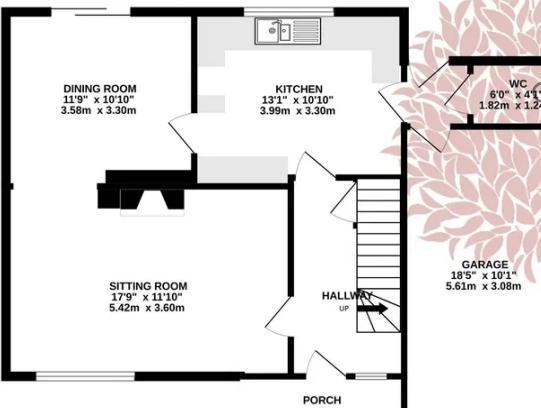
On the first floor there are four double bedrooms all tastefully decorated in neutral colours and benefitting from recently laid carpets. The bedroom which is situated above the garage also features a vanity sink and a door leading to an area of flat roof above the garage, which has the potential to be utilised as a balcony but would need safety railings installed as a safety precaution. It is worth noting the superb views that can be enjoyed from the balcony beyond the neighbouring houses opposite. Finally, completing the first floor is a well appointed family bathroom featuring a full white suite and separate shower cubicle.

The house is neutrally decorated throughout with crisp white walls and gloss work, newly installed carpets and floor coverings and even a new boiler.

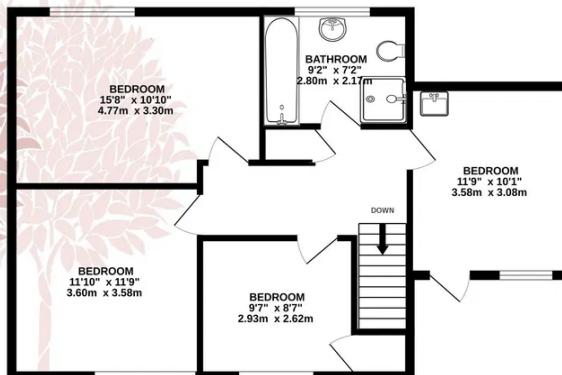
Outside, the rear garden is generous and fully enclosed with a large area of level lawn, there are a number of ornamental flower beds, a green house, patio area and several small trees, shrubs and flowers. The garden also features new fencing to all sides.



GROUND FLOOR  
806 sq.ft. (74.9 sq.m.) approx.



1ST FLOOR  
681 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA : 1488 sq.ft. (138.2 sq.m.) approx.  
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 efficiency can be given.  
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**Situation:** The North Somerset village of Winscombe was recently placed as the second best place in Britain to raise a family by family investment firm OneFamily (survey in 2015) and is nestled in the beautiful Mendip countryside within commuting distance of Bristol. Its atmosphere is one of bustling activity, with a variety of shops, professional offices and community facilities including church, doctor and primary school ([www.winscombewoodborough.n-somerset.sch.uk](http://www.winscombewoodborough.n-somerset.sch.uk)). Winscombe is in the Churchill Academy and Sixth Form Centre ([www.churchill-academy.org](http://www.churchill-academy.org)) catchment area for secondary education, there is also a dry ski slope nearby. Private sector schooling is also close by at Sidcot and the Downs School at Wraxall is within easy reach. Country activities available within the area include horse-riding, walking on the Mendips and sailing on Axbridge Reservoir, and there are also several excellent golf courses in the area. The lovely cathedral city of Wells is a drive away, as is the famous beauty spot, Cheddar Gorge. As mentioned, Winscombe is within commuting distance of Bristol but also has good access to the seaside town of Weston-super-Mare and the M5 at junction 21 to travel north or junction 22 to travel south. There is an international airport at Lulsgate and access to a mainline railway station at Weston.

**Directions:** Travelling into Winscombe from Sandford, The Grove is situated on the right hand side of the road just after you pass Shiphams Lane, on the left, turn into The Grove and continue around to the left, the property is set towards the end of the road with a Debbie Fortune Estate Agents' For Sale board.  
What3words: ///withdraws.sector.dormant

**Material Information:** This property operates on gas central heating.

Council Tax band: E      EPC Rating: E

