

56 Greenhill Road Sandford BS25 5PB

£450,000

marktempler

RESIDENTIAL SALES





Property Type

Bungalow - Detached



How Big

1211.10 sq ft



Bedrooms

3



Reception Rooms

2



Bathrooms

1



Warmth

Gas Central Heating



Parking

Off Street & Garage



Outside

Front & Rear



EPC Rating

D



Council Tax Band

E



Construction

Traditional



Tenure

Freehold

Stunning, detached bungalow that is presented to an exceptional standard throughout, ideally situated within the village of Sandford. 56 Greenhill Road is a beautifully refined and thoughtfully extended three-bedroom home offering an elegant blend of modern design and practical living. From the moment you step into the welcoming entrance hall, there is a clear sense of care and attention to detail, with a well-balanced layout that flows effortlessly from room to room. The sitting room is a warm and inviting space, centred around a striking double-sided log burning stove which creates a charming focal point while providing a wonderful ambience to the stylish kitchen/breakfast room. The kitchen itself has been tastefully appointed with contemporary units and generous work surfaces, further enhanced by a central island which doubles as a breakfast bar, creating a wonderful social hub at the heart of the home. This space flows effortlessly into the impressive rear addition, where a light-filled sun room/dining area enjoys views across the lovingly tended, South facing garden and provides a superb setting for both relaxed family living and entertaining. A separate utility area adds valuable storage and practicality, while a versatile study offers an ideal space for those working from home. The property also benefits from three well-proportioned bedrooms and a beautifully finished four-piece family bathroom, complete with both bath and separate shower, alongside a separate WC, combining functionality with refined style.

The rear garden is generous, south-facing and offers an exceptional sense of space, privacy and tranquillity, creating an ideal setting for both relaxed everyday living and outdoor entertaining. Bathed in sunlight throughout the day, the garden is predominantly laid to a wide expanse of level lawn, perfect for family activities, complemented by well-established borders brimming with mature shrubs and ornamental trees that provide year-round interest and a secluded feel. A spacious paved terrace adjoins the property, naturally extending the living accommodation outdoors and offering a superb spot for summer gatherings, while pathways gently guide the eye through the garden to a timber shed beyond. Backing onto a pleasant open outlook towards the surrounding hillside, the whole enjoys a peaceful, almost semi-rural ambience, making it a wonderful retreat to unwind and enjoy the changing seasons. A smartly presented and well-maintained frontage provides an excellent first impression, with a generous, neatly arranged driveway offering ample off-road parking and access to the garage. The frontage is attractively landscaped for ease of maintenance, incorporating a combination of block-edged gravel and tarmac, complemented by mature hedging and a pair of carefully shaped ornamental shrubs that add structure and privacy. The setting feels open yet discreetly screened, and the broad approach not only enhances practicality for everyday use but also lends itself well to welcoming guests

56 Greenhill Road is located within the countryside village of Sandford. The Mendip Hills are only a short distance away, providing a wide variety of outdoor pursuits and activities, while the village of Sandford itself provides a number of amenities that include, general store, primary school, village hall and the well known Thatchers owned public house " The Railway Inn". The nearby village of Winscombe provides additional facilities such as doctors surgery, dental practice, post office, supermarket to name but a few. Secondary schooling at Churchill Academy & Sixth Form is within the catchment area of this property, along with the private school in the nearby village of Sidcot.







## Beautiful three bedroom bungalow in the popular village of Sandford



### 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

UTILITIES  
Mains electric  
Mains gas  
Mains water  
Mains drainage

HEATING  
Gas fired central heating

BROADBAND  
Ultrafast broadband is available with the highest available download speed 1000 Mbps and the highest available upload speed 1000 Mbps.

This information is sourced via [checker.ofcom.org.uk](http://checker.ofcom.org.uk), we advise you make your own enquiries.

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.



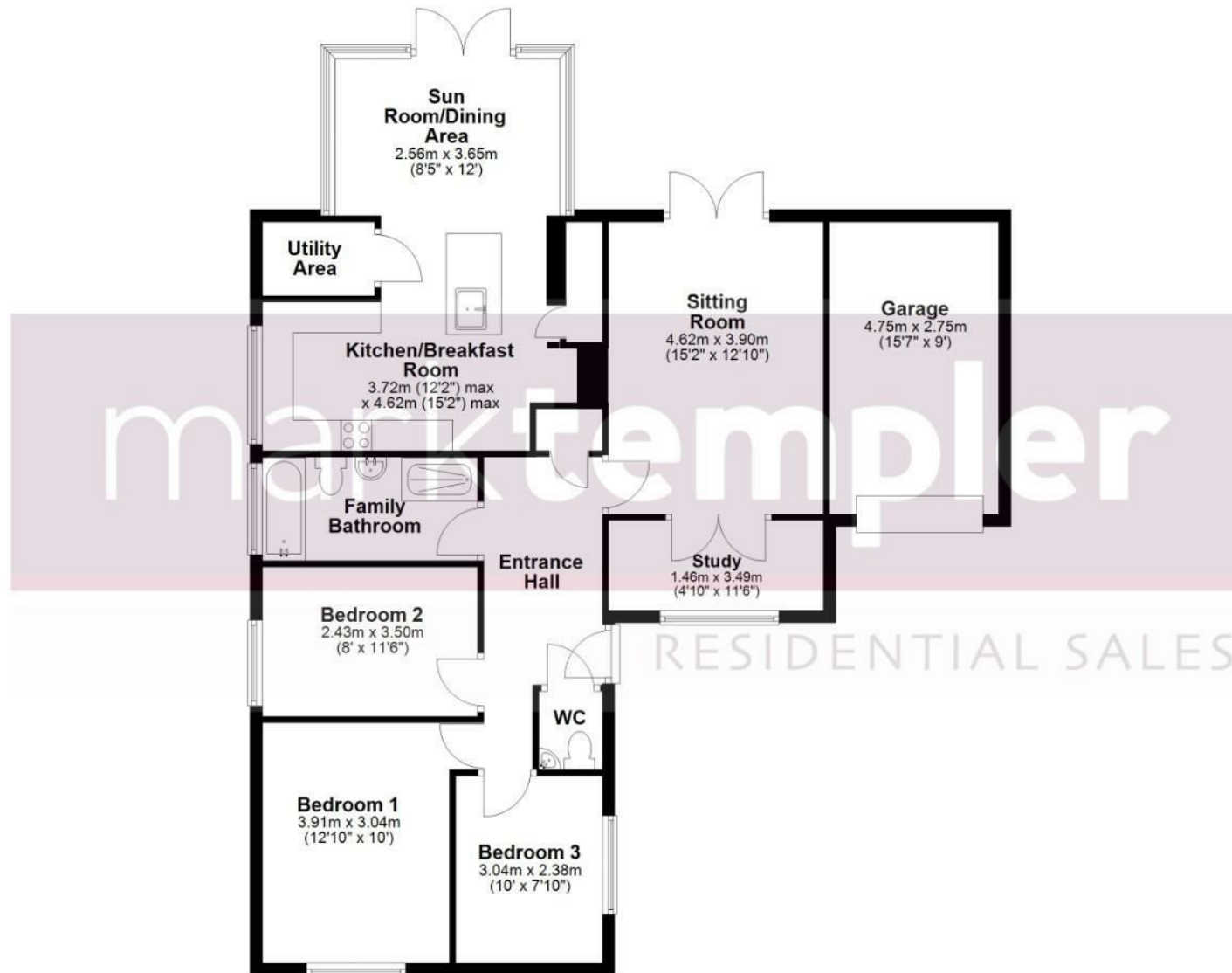
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### Ground Floor

Approx. 112.5 sq. metres (1211.1 sq. feet)



Total area: approx. 112.5 sq. metres (1211.1 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 efficiency can be given.

Plan produced using PlanUp.

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