



The Paddocks, Greenhill Road, Sandford
£485,000



debbie fortune
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Bedrooms: 4

Bathrooms: 2

Receptions: 2

The house has been significantly improved by the current owners, most notably with a rear extension that transforms the way the ground floor is used. The result is a generous open-plan kitchen, dining and seating space that feels both connected and calm, with excellent natural light throughout. Bi-fold doors open onto the garden and create an easy link between inside and out, particularly in the warmer months.

The kitchen is sleek and modern, with ample storage and integrated appliances including an oven, hob, dishwasher, instant hot tap, waste disposal, and high-spec coffee machine. The dining and seating areas are generously proportioned, with a log burner providing a subtle focal point and a sense of warmth.

A separate utility room and well-fitted cloakroom with WC and basin add practical functionality, while internal access to the integral garage and ample driveway parking provide further convenience.



Upstairs, the accommodation is well proportioned, with four double bedrooms. The principal bedroom benefits from its own bathroom with walk-in shower, basin and WC, while the remaining bedrooms are served by a family bathroom with bath, shower over, basin and WC. The upper floor, like the ground floor, is light and airy throughout.

The rear garden is a particular feature of the home - generous in size and ideal for families, entertaining, or simply enjoying the peaceful setting. It complements the open-plan living space, providing a true sense of indoor-outdoor flow. The outdoor living area is covered and equipped with heaters, making it suitable for use in all weather conditions.

The Paddocks offers a quiet setting while remaining close to the amenities of Sandford and nearby Winscombe. Excellent access towards Bristol and the surrounding area makes this a practical location for commuters and families alike.

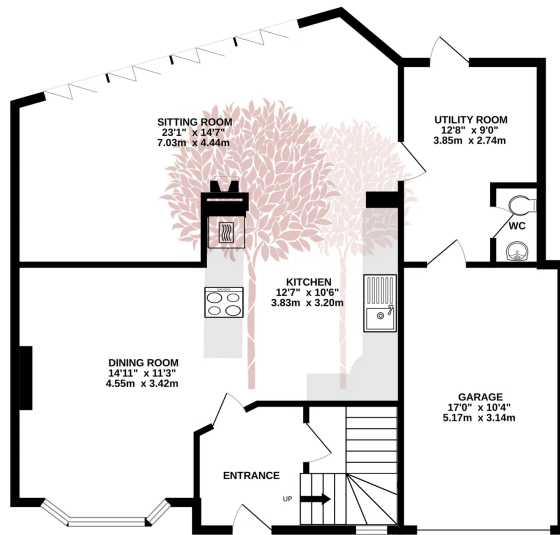
A spacious, well-considered home, offering generous living space, light and versatility, both inside and out.

What we love about the property...

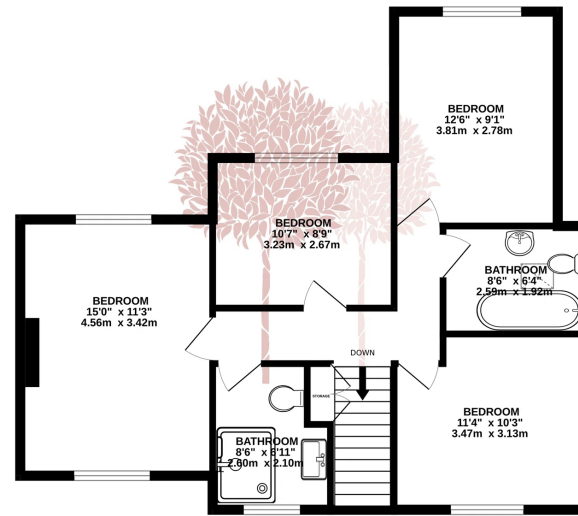
We think this is a rare opportunity. The garden is generous, and the property truly has the space to service a family, with a fantastic extension that brings light and life to the heart of the home.



GROUND FLOOR
1019 sq.ft. (94.7 sq.m.) approx.



1ST FLOOR
690 sq.ft. (64.1 sq.m.) approx.



Situation: Sandford is a convenient and highly favoured village nestled in the beautiful North Somerset countryside. It is well served by local facilities, including a church, village store with a café, primary school (www.sandfordprimary.org) which has recently had an outstanding 'Ofsted' report, and a recently redeveloped pub and restaurant. Secondary schooling is available at nearby Churchill Academy and Sixth Form Centre (www.churchill.n-somerset.sch.uk). There are excellent private schools available in the area at Bristol, Wells, The Downs at Wraxall and the popular Sidcot School, which is just a few minutes' drive away. The countryside around is well known for its beauty, with a host of country activities available in the area including riding, sailing, dry skiing, fishing and country walks. A range of shopping facilities are available in nearby Winscombe with more comprehensive facilities available at Weston-super-Mare and of course Bristol. Indeed, Sandford is within commuting distance of the City of Bristol and the seaside town of Weston-super-Mare and there is access to the motorway network at Clevedon (junction 20) and St. Georges (junction 21). There is an international airport at Lulsgate and access to a mainline railway station at Yatton.

Directions: From Churchill, take the right turn at the traffic lights and continue on the A368 westbound towards Sandford. You will find 2 The Paddocks just after the turning to the Ski centre on your left hand side.
What3Words: ///secrets.mice.calibrate

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

