



**Warren View, Churchill**  
**£575,000**



**Bedrooms:** 5

**Bathrooms:** 3

**Receptions:** 2

Accessed via a smart brick paved driveway, shared with just one other executive home, this five bedroom, bay fronted, detached family house enjoys a delightful open aspect to the front with views towards Wrington Hill in the distance and a glorious south facing garden to the rear.



Entering the house into the reception hallway there is a useful ground floor cloakroom to the left hand side, stairs rising to the first floor and doors to both the sitting room and kitchen/dining/sun room. The sitting room features dual aspect windows, including a lovely bay window to the front and a smaller west facing window to the side. The tasteful neutral decor is a theme that continues throughout the house and makes the property a perfect turn key option for those buyers seeking a property to simply move into, unpack and start living.

To the rear of the ground floor three rooms combine to create a superb sociable open plan, living/kitchen/dining room which includes a super stylish modern kitchen with a fantastic island/breakfast bar. The kitchen is well fitted with a good number of muted grey wall and base units complimented by a crisp quartz counter top. There are twin eye level integrated ovens, integrated fridge/freezer, integrated dishwasher and a five ring gas hob on the island. The island also provides space for informal dining in the form of a breakfast bar and there is a vented chrome and glass extractor hood over. To the side of the kitchen an internal door gives access to a large single garage. Between the kitchen and sun room there is plenty of space for a large family sized dining table as well as a really useful separate utility room with additional storage units and sink with a door to the side passageway. The sun room occupies the final area of the open plan ground floor living space and features superb floor to ceiling windows which flood the back of the house with excellent natural light, there are also a pair of French doors flowing out to the garden.





Moving onto the first floor you will find five fantastic bedrooms, two of which have their own beautifully appointed en-suite shower rooms with the three remaining bedrooms sharing use of the family bathroom. The master bedroom and guest bedroom also feature fitted wardrobes with mirrored sliding doors. All five bedrooms enjoy lovely outlooks to either the front or rear, where you can enjoy beautiful views towards the Mendip Hills or Wrington Hill in the distance.

Outside, the sunny southerly facing garden is blessed with excellent privacy and is enclosed on all sides by either stone walls or smart modern fence panels. The garden is mainly laid to lawn with a generous paved terrace to the side. Our current vendors have maintained and improved the garden with the planting of numerous colourful plants and shrubbery. There are pedestrian gates to both sides of the house as well as the aforementioned door leading to the back of the garage.

The front garden is also worthy of mention and has been attractively planted to enhance your first impression of the home. There is plenty of off street parking, along with a generous single garage, solar panels to the roof, double glazing throughout and gas central heating.



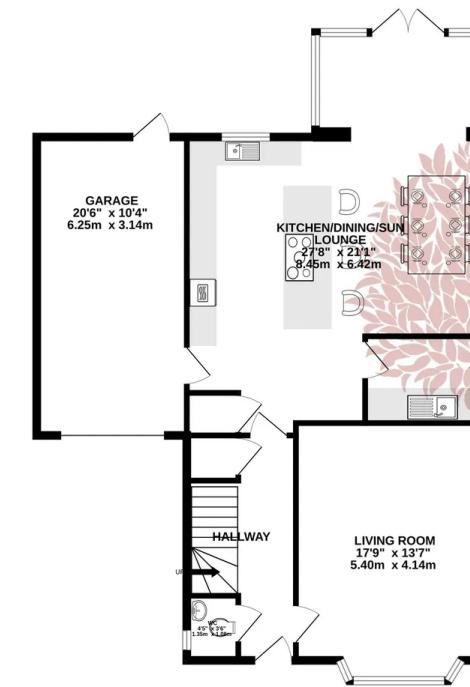
**We have noticed...** If you are seeking a low maintenance, modern, refined home in an excellent location to take advantage of the superb local countryside, amenities, and schools, then this is certainly a house to consider.

**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, modern sports centre with swimming pool, and primary school ([www.churchill-pri.n-somerset.sch.uk](http://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](http://www.churchill.n-somerset.sch.uk)) 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, hunting, caving, dry-skiing, sailing and fishing, and for the lover of equestrian arts, Churchill is very well served.

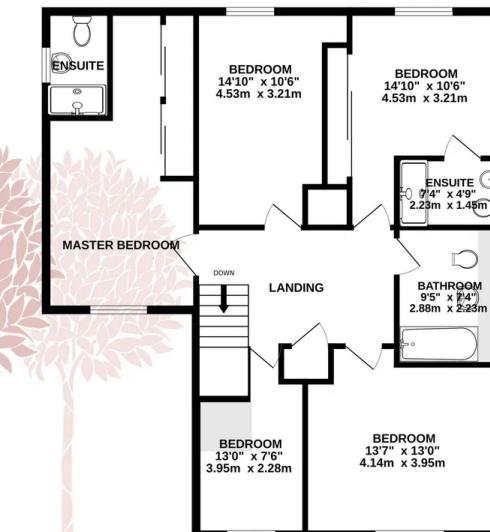
**Directions:** Travelling from Congresbury towards Langford proceed to the mini roundabout and turn right towards Churchill passing Tout's on your left-hand side. At the junction turn right onto Bridgwater Road travelling towards Churchill/Winscombe. A short distance along the road you pass the turning for Brook Gardens', continue a further 200 metres and take the next left onto Warren View and follow the road round to the left, number 13 can be found at the end of the road to the left overlooking the nature pond.

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

GROUND FLOOR  
1064 sq.ft. (98.8 sq.m.) approx.



1ST FLOOR  
969 sq.ft. (90.1 sq.m.) approx.



TOTAL FLOOR AREA : 2033 sq.ft. (188.9 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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