



**Knightcott Road, Banwell**  
**£385,000**





**Bedrooms: 2**

**Bathrooms: 1**

**Receptions: 1**

This superb turn key home is nestled into a quiet corner of a courtyard of four properties, enjoying excellent privacy. Constructed just 6 years ago the property is presented in impeccable order, perfect for buyers seeking a low maintenance, economical home with the trappings of rural life on your doorstep.

To the front and side of the property is ample parking for three vehicles with two accessible sheds and a footpath leading to the rear garden. The facade of the property is part brick and part clad in a stylish composite weatherboard. A stylish composite door leads you into the reception hallway which also has a Upvc double glazed window to the side. The clean/crisp decor gives a wonderful first impression which is complemented by the oak finished laminate floor, which benefits from under floor heating (a luxury that features throughout the house) there a useful cloak cupboard by the front door with two further storage cupboards (one housing the gas boiler) further into the hallway.



To the rear of the house is an exceptional dual aspect, open plan, living/kitchen/dining room, a stunning room showered with natural light from the impressive glass wall which features bi-folding full width doors with a feature triangular transom window over, the glass wall quite literally frames the equally exceptional outlook over the south facing garden and countryside beyond.

This truly impressive room is perfect for those who love to entertain or indeed are searching for plenty of space for visiting friends and family. To the rear of the room lies the sitting area, perfectly positioned for soaking up the spectacular views, with bi-folding doors effortlessly flowing out to the garden. There is plenty of room to either the middle of side of the room for a large family size dining table which neatly separates the living space from the kitchen. The kitchen is a chic contemporary affair with quality wall and base units, a superb island unit with a breakfast bar and numerous integrated appliances, included fridge/freezer, oven and hob, dishwasher and wine fridge, along with space for a washing machine. The kitchen and island feature a smart marble counter top aspect, matching oak finished laminate flooring with under-floor heating as in the hallway. There is flat ceiling to the kitchen area which contrasts with a shallow vaulted ceiling over the living area. The dual aspect room features Upvc double glazed windows to one side and as previously mentioned a glass wall to the rear including bi-folding doors.





The two double bedrooms are accessed off the hallway and both feature built in cupboards/wardrobes and lovely neutral decor and carpets. They also benefit from the luxury and warmth of under floor heating. Completing the internal accommodation is the sophisticated shower room, fitted with quality modern sanitaryware with a walk in double shower cubicle, WC, wash basin over vanity unit, contemporary marble effect tiled flooring with under-floor heating and stunning half tiled splashback with glazed metro effect tiles. There is also access to a handy airing cupboard.

Outside, the rear garden is far larger than you might expect and revels in a superb South-facing aspect. The garden has established itself over the past 6 years affording it excellent privacy, it has been thoughtfully landscaped to provide both space to entertain and also to potter away to your hearts content. The patio area gives way to a gently sloping lawn with maturing laurel and hedged borders with a stone chipped pathway leading to the rear of the garden. There are two useful garden sheds, discretely positioned to the side of the house and outside power and lighting.

Parking can be found to the front and side of the property with a Tandem driveway suitable for two vehicles or indeed a motor home with a further allocated parking space to the side.

The property also benefits from private drainage shared with a neighbour, owned solar panels, solely for use of the property (not receiving a passive income) and a communal bin area to the entrance of the development.

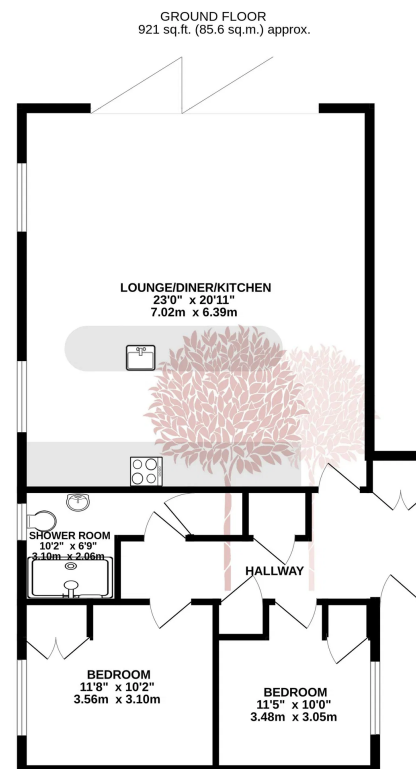
**We have noticed...** A truly impressive and individual contemporary home with the luxury of modern refinements and yet in keeping with the natural surroundings and environment.



**Situation:** The North Somerset village of Banwell is within easy driving distance of Bristol, Weston-super-Mare, Bath, Wells and the national motorway network, making it an ideal choice for the commuter. The village itself has local facilities including shops, pubs, restaurants, churches, primary school and pre-school, with more comprehensive shopping, social and recreational facilities at the above-mentioned cities and the coastal town of Weston-super-Mare. Secondary schooling is at nearby Churchill with its associated sports complex and nearby dry-ski slope. The Mendip Hills are close by with an excellent range of country pursuits readily available, including riding, walking, and caving, whilst the Chew and Yeo Valley's with the Chew and Blagdon lakes offering excellent sailing and fishing. The long-distance traveller has plenty of choice - there are excellent motorway and rail links, whilst Bristol International Airport is just a short drive away. For further information see the Banwell website - [www.banwell.info](http://www.banwell.info).

**Directions:** Approaching the property from the direction of Banwell on the A371 Knightcott Road, continue out of the village and on the left hand side just after the clearing you will find a turning into Waits Farm with the property set to the rear left hand corner of the development.  
What3Words: ///functions.nails.arming

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



TOTAL FLOOR AREA: 921 sq.ft. (85.6 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 misstatement. 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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