



**Hobbs & Webb**

**CHURCH LANE**  
Weston-Super-Mare, BS24 9SL

Price £775,000



This stunning detached residence, built in 2015, combines modern luxury with a picturesque, mature setting in the historic Hutton village. Nestled near the parish church and primary school, the home showcases a striking exterior featuring mellow brick and color wash elevations beneath a tiled roof. The roof also integrates photovoltaic cells for excellent energy efficiency.

Accessed via Church Lane, the property is approached by a long private drive with electric double gates, surrounded by lush, mature gardens that create a peaceful, secluded atmosphere.

Inside, the home exudes elegance with oak internal doors, water-based underfloor heating throughout the ground floor, and oak-engineered flooring in many rooms. The bright entrance hall leads to a spacious 26-foot living room with a cozy log-burning stove and French doors that open to a stunning orangery. This orangery, with bi-folding doors, connects seamlessly to the rear garden, perfect for entertaining or relaxing.

Adjacent to the entrance hall is a formal dining room with views over the beautifully landscaped front garden, a cloakroom, and a 20-foot kitchen/diner that flows into a large utility room and internal double garage.

The first floor boasts five generously sized bedrooms. The master bedroom features built-in wardrobes, a dressing area, and a luxurious en-suite with scenic views of Weston Hillside. A second bedroom also has an en-suite shower room, and a family bathroom serves the remaining bedrooms, completing the upstairs accommodation.

This home is a perfect blend of high-specification design and charming surroundings, ideal for those seeking modern comfort in a tranquil village setting.

### Local Authority

North Somerset Council Tax Band: F

Tenure: Freehold

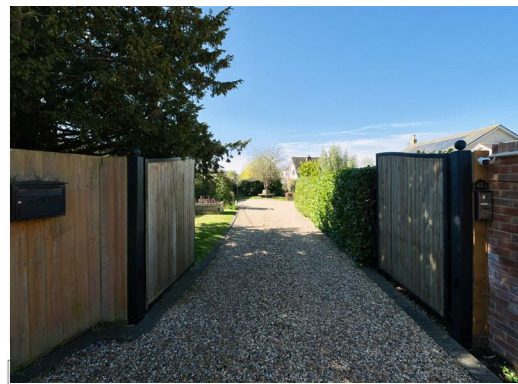
EPC Rating: B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>90</b>	<b>90</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01934 644664**

[info@hobbssandwebb.co.uk](mailto:info@hobbssandwebb.co.uk)



# PROPERTY DESCRIPTION

## Outside

This property is accessed through an intercom entry system and double electric gates, leading to a sweeping driveway covered in stone chippings. The driveway is lined with a mature lawn, trees, and raised plots for fruit and vegetables. It extends to a block-paved area, offering ample off-road parking, access to the garage, and a path to a charming timber-framed open porch and front entrance door.

The gardens are a peaceful oasis, featuring manicured lawns surrounded by vibrant flowers, shrubs, and hedges. A stunning feature pond, set against a stone-walled backdrop, adds to the serene atmosphere. The grounds include a summer house with a patio, perfect for relaxation, which leads to a side garden with a greenhouse and a raised patio area, ideal for entertaining family and friends.

## Entrance Hall

A bright and welcoming entrance with wood grain uPVC obscured double glazed entrance door with side panels, oak engineered flooring with water based underfloor heating. Stairs rising to the first floor landing, smoke alarm, double oak doors providing access to the dining room, and further oak doors providing access to the cloakroom, kitchen/diner and living room.

## Cloakroom

Close coupled WC with tiled splashbacks, wall mounted wash hand basin with mixer tap over, partially tiled walls, chrome heated towel rail, downlights, extractor fan, oak engineered flooring with water based underfloor heating.

## Living Room

26'1 x 13'6 (7.95m x 4.11m)

A large dual aspect room with wood grain uPVC double glazed window to the front aspect overlooking the front gardens. Multi-fuel log burning stove with stone feature fireplace and marble hearth. Water based underfloor heating, television point and wood grain uPVC double glazed French doors providing access to the Orangery.

## Orangery

19'2 x 9'10 (5.84m x 3.00m)

A stunning additional space with stylish grey uPVC windows, French doors, single door and

bi-folding doors providing access to the rear garden. Sky lantern flooding the room with natural light, downlights, tiled flooring and electric underfloor heating.

## Dining Room

13'3 x 10'4 (4.04m x 3.15m )

Wood grain uPVC double glazed window to the front aspect overlooking the front gardens, water based underfloor heating, television point and oak engineered flooring.

## Kitchen/Diner

20'9 x 11'0 (6.32m x 3.35m)

Fitted with a matching range of wall and floor cream gloss cupboard and drawer units with granite work surfaces and upstands. Inset one and a half bowl sink and drainer unit with hose style tap.

Four ring induction hob with extractor fan over and double oven below. Integrated fridge/freezer and dishwasher. Wood grain uPVC double glazed window to the rear aspect overlooking the rear garden, water based underfloor heating, oak engineered flooring, wood grain uPVC double glazed French doors providing access to the rear garden and oak door leading to the Utility Room.

## Utility Room

14'3 x 11'1 (4.34m x 3.38m)

The Utility Room is fitted with matching cream gloss cupboard and drawer units with pull out pantry cupboard, granite work surfaces and upstands. Integrated washing machine and tumble dryer. Smoke alarm, downlights, wood grain uPVC double glazed window to the rear aspect and door providing access to the rear garden. Oak engineered flooring with water based underfloor heating and oak door providing access to the internal double garage.

## Double Garage

18'4 x 14'10 (5.59m x 4.52m)

Electric rolling garage door, power, lighting, wall mounted 'Viesmann' gas boiler and oak door providing access back to the Utility Room.

## Landing

A large landing with radiator, airing cupboard housing 'Santon' premium plus immersion tank. Wall mounted thermostat, two smoke alarms. loft access with drop down ladder providing access to a partially boarded loft space and doors to the bedrooms and family bathroom.

# PROPERTY DESCRIPTION

## Master Bedroom

16'1 x 13'6 (4.90m x 4.11m)

A wonderful size master bedroom with wood grain uPVC double glazed window to the front aspect overlooking the beautifully maintained gardens, radiator, fitted curved triple wardrobe and dressing area with matching built in bedside drawers, oak door providing access to the Master En-suite.

## Master En-suite

13'6 x 5'5 (4.11m x 1.65m)

Walk in double length shower cubicle with chrome rainfall shower with additional handheld shower attachment and glass shower screen. 'Jack & Jill' wall mounted sinks with mixer taps over and tiled surround. Low level WC, chrome heated towel rail, partially tiled walls, shaver point, downlights, extractor fan, wood grain uPVC double glazed window to the rear aspect with views towards Weston Hillside and oak engineered flooring.

## Bedroom Two

13'3 x 12'10 (4.04m x 3.91m)

Wood grain uPVC double glazed window to the front aspect overlooking the superbly maintained gardens, radiator, television point and oak door providing access to the En-suite.

## En-suite

7'2 x 4'8 (2.18m x 1.42m)

Fully tiled corner shower cubicle with rainfall shower with additional handheld shower attachment and glass sliding doors. Wall mounted wash hand basin with mixer tap over, partially tiled walls, extractor fan, shaver point, wood grain uPVC obscured double glazed window to the front aspect, downlights and oak engineered flooring.

## Bedroom Three

14'9 x 11'9 (4.50m x 3.58m)

Wood grain uPVC double glazed window to the front aspect overlooking the superb front gardens, radiator and partially sloping ceiling.

## Bedroom Four

13'1 x 10'7 plus built in wardrobes (3.99m x 3.23m plus built in wardrobes)

Wood grain uPVC double glazed window to the rear aspect with views towards Weston Hillside, radiator, television point and a range of fitted wardrobes.

## Bedroom Five

10'7 x 8'5 (3.23m x 2.57m)

Wood grain uPVC double glazed window to the rear aspect with views towards Weston Hillside and radiator.

## Family Bathroom

9'9 x 5'5 (2.97m x 1.65m)

A three piece white suite comprising panelled bath with central mixer tap and shower attachment. Wall mounted wash hand basin with mixer tap over, low level WC, partially tiled walls, shaver point, wood grain uPVC obscured double glazed window to the rear aspect, chrome heated towel rail, extractor fan and oak engineered flooring.

## Material Information.

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Underfloor heating (ground floor) radiators (first floor)
- Mains drainage

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

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[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)





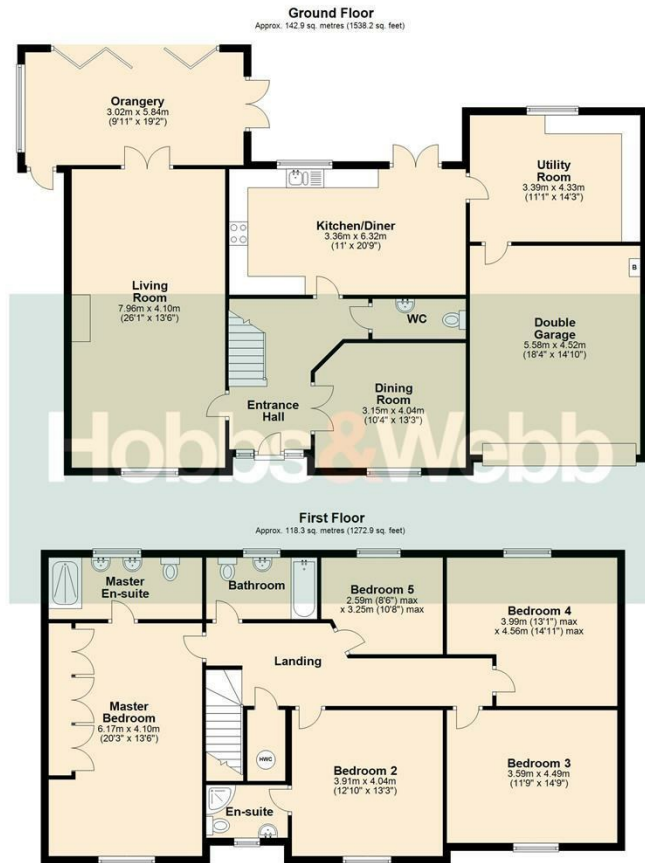












Total area: approx. 261.2 sq. metres (2811.2 sq. feet)

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1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.