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ROMAN ROAD, SANDFORD, NORTH SOMERSET. BS25 5RE





£525,000 FREEHOLD

3D TOUR AVAILABLE! Contemporary four / five bedroom detached family home situated in an enviable location, within the village of Sandford. The property offers versatile living accommodation with a stunning open-plan kitchen and living space, two bathrooms, garage and large West-facing garden.

Council Tax Band: F





Location

Situated on the outskirts of the sought after Mendip village of Sandford which is set within the beautiful North Somerset Countryside. The village has a range of amenities including: General Store, Village Primary School (Awarded an 'Outstanding' Offsted Certification), Village Hall, two Churches and a Public House. There are additional facilities available in the nearby village of Winscombe including: Doctor, Dental and Veterinary Surgeries, Supermarket, Post Office, Chemist, Butchers, Bakery and many others. Of course being close to the surrounding Mendip Hills provides excellent walk and riding opportunities and for the sailing and fishing enthusiasts there are several lakes in the area. The property lies within the catchment area of the popular and sought after Churchill Community Foundation School with Sixth Form Centre. There are a number of private Schools available in Sidcot, Bristol, Bath and Wells. Sandford is ideally situated for the commuter and is convenient to Bristol, Bath, Wells and the seaside town of Weston-super-Mare. There are mainline railway connections at Weston-super-Mare, Yatton and Backwell providing access to Bristol Temple Meads, London Paddington and other major towns and cities. Access to the M5 Motorway network is available at Junction 21 (St Georges) or Junction 20 at Clevedon and Bristol International Airport is just a short drive away.

Directions

From the village of Winscombe with Farrons office on your left hand side, turn immediately left onto the Sandford Road. Proceed for approximately 1 mile to the top of the hill leading onto Hill Road. Follow the road down into the village of Sandford and at the 'T' junction with Humphrey Motor Company straight ahead, turn left onto Station Road. Proceed past Thatchers Cider Farm on the right and Roman Road can be found a short distance along on the left hand side.



Entrance Hall

Upvc double glazed window and door to front. Under-stairs storage cupboard. Laminate flooring. Spotlights. Radiator. Carpeted stairs to first floor. Doors to:

Study / Bedroom 5 (11' 10" x 8' 05") or (3.61m x 2.57m)

A great room just off of the hallway suitable as a bedroom, playroom or study. Upvc double glazed bay window to front. Radiator. Laminate flooring.

Downstairs Shower Room (6' 05" x 5' 11") or (1.96m x 1.80m)

White contemporary suite comprising corner shower, floating vanity unit with sink over, WC. Laminate flooring. Heated towel rail. Upvc double glazed window to side.

Open Plan Living/Kitchen/Dining (42' 02" x 14' 05"Max Max) or (12.85m x 4.39m Max)

A stunning contemporary living space, flooded with natural light given its West-facing aspect to the rear. The living area invites the garden in through the tremendous 18ft range of bi-folding doors, complimented by additional windows to the kitchen area.



The kitchen provides a wealth of solid wood work surfaces, over an extensive range of built in cupboards. Built in appliances include a washing machine and dishwasher. The Rangemaster oven is available by separate negotiation. Built in cupboard housing gas boiler. Pantry with window to side. Upvc double glazed side door to driveway and gardens.

Bedroom (12' 0" x 11' 10") or (3.66m x 3.61m)

Upvc double glazed bay window to front. Laminate flooring. Radiator.





Bedroom (10' 05" x 10' 04") or (3.18m x 3.15m)
Upvc double glazed bay window to front. Laminate flooring. Radiator.

First Floor Landing
Upvc double glazed window to front. Carpeted flooring. Doors to:

Bedroom (16' 08" x 10' 08" Max) or (5.08m x 3.25m Max)
Dual aspect upvc double glazed windows to front and rear offering hillside views. Carpeted flooring. Radiator.

Bathroom (10' 00" x 5' 10") or (3.05m x 1.78m)
Upvc double glazed window to rear. P-shaped bath with curved shower screen and shower over. Pedestal wash basin. WC. Heated towel rail. Vinyl flooring.

Bedroom (12' 01" x 12' 00"Max Max) or (3.68m x 3.66m Max)
Upvc double glazed window to rear providing a hillside view. Radiator. Carpeted flooring.







Front Garden & Driveway

The driveway sweeps in from the right hand side of the plot and continues down the right hand elevation, providing parking for several vehicles and access to the garage.

A lawn and mature hedge border complete the finish to the front.

Garage

Detached single garage with an up and over door to front elevation, power and light.

Rear Garden

Large West-facing and completely private rear garden with an uninterrupted view of the hillside in the distance. The garden is predominantly laid with a level lawn, with a stone paved terrace adjoining the rear of the property, accessible from the Bi-folding doors. Garden shed included.

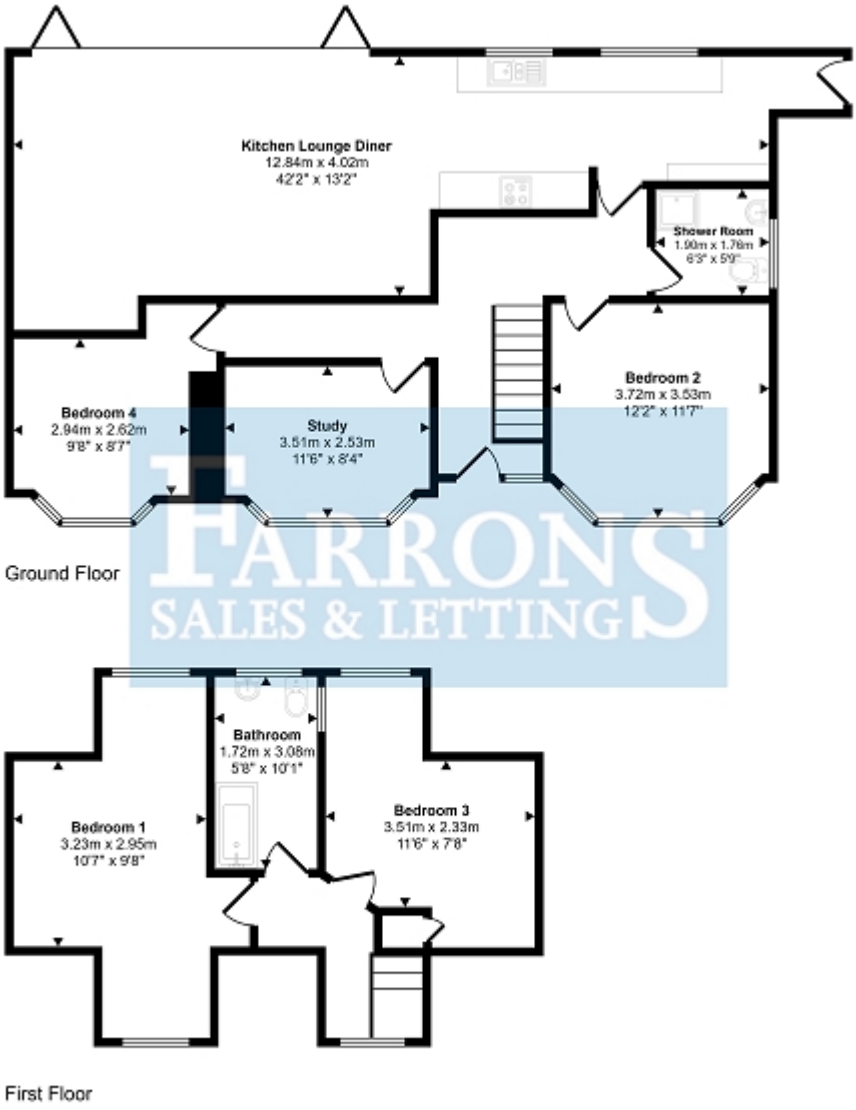
PLEASE NOTE

The kitchen worktops have been changed since we did the 360 virtual tour. This will be updated, however the new work surfaces are shown in the 2D photography.

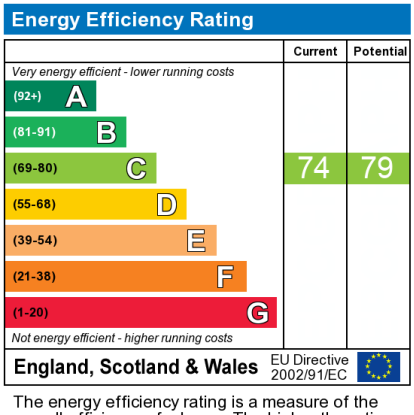




Passionate about Property



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Clauses:

Tenure: Please verify with your legal adviser before proceeding with a purchase.

Measurements: All measurements are approximate.

Details: Every care has been taken to ensure that these details are correct, but their accuracy cannot be guaranteed and prospective purchasers should satisfy themselves as to their accuracy. If you require clarification of any part of these details please contact the branch, especially if you are travelling a long distance to view this property. These details do not constitute a contract or part of a contract