



Robin King | Estate Agents

9 Orchard Drive, Sandford - BS25 5RD
£425,000



9 Orchard Drive

Sandford, Winscombe

Situated in a desirable location on Orchard Drive, this beautifully renovated two-bedroom detached bungalow offers stylish, modern living throughout with high-quality finishes and a neutral décor, ready for a buyer to move straight into.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

All Mains Services

- Beautifully renovated detached 2 bedroom bungalow
- Approx. 1188sq.ft accommodation and garaging
- Spacious lounge with electric fire and media unit
- Stunning Howdens kitchen with marble worktops
- Principal bedroom with stylish en-suite
- Landscaped garden
- Large garage and driveway parking
- Easy Access To M5, Bristol Airport, Mainline Railway Services And Bristol City Centre
- Quiet Residential Location In Popular Village



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The property has been beautifully renovated throughout in a tasteful neutral style and welcomes you through an entrance hall, leading into the spacious lounge positioned to the right-hand side. This inviting reception room features a contemporary electric fire and bespoke media unit, creating a warm and stylish focal point, while opening seamlessly into the impressive kitchen/diner – an ideal layout for both everyday living and entertaining.

The beautifully fitted Howdens kitchen has been finished with marble worktops and offers an excellent range of integrated appliances including a wine fridge, dishwasher, ceramic hob, microwave oven, double oven, fridge freezer, extractor fan, and a white ceramic sink with brass fittings.

There are two well-proportioned bedrooms, including a generous principal bedroom benefitting from a stylish en-suite shower room featuring fitted storage and a modern Bluetooth mirror with integrated speaker and clock functionality. The second bedroom is a generous size and has French doors opening to the garden and filling the room with natural light. A separate contemporary bathroom serves the remainder of the home.



Externally, the property enjoys a beautifully maintained south-east facing garden, designed to make the most of outdoor living. A spacious patio seating area provides the perfect space for entertaining, al fresco dining, or simply relaxing in the sun. Practical features include outdoor taps to both the front and rear, external power points positioned by the garage door and patio area, as well as useful gated bin storage discreetly located beside the garage. Completing the property is a larger than average extended length garage, offering excellent storage, workshop or utility potential, alongside driveway parking.

The village of Sandford has a church, primary school, shop, popular Thatchers Railway Inn public house and village hall. The nearby village of Winscombe provides a more comprehensive range of amenities, with a good range of shops and a public house. The property is in the catchment area for Churchill Academy and Sixth Form and private schooling is available at nearby Sidcot or Bristol. It also offers easy access to the M5 Junction 21 at St George's (5 miles), mainline railway services at Yatton (6 miles), and Bristol Airport (7.5 miles).



Ground Floor



Orchard Drive, Winscombe, BS25

Approximate Gross Internal Area (excluding garage) 84.4 sq m / 908 sq ft

Total Area 110.4 sq m / 1188 sq ft



Important Notice:

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.