



Dexter Way, Winscombe
£540,000



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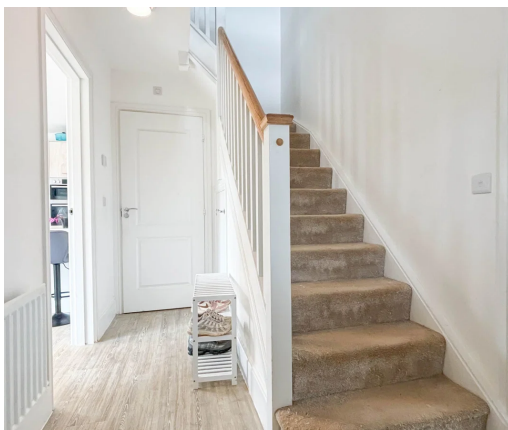
Bedrooms: 4

Bathrooms: 2

Receptions: 2

Situated within the highly regarded Redrow development in Winscombe, this attractive four-bedroom detached family home combines appealing Arts and Crafts-inspired architecture with practical, energy-efficient modern living.

Approaching the property, the house immediately catches the eye with its attractive façade, featuring red brick elevations complemented by crisp white render, a smart tiled roof and an inviting open porch. The design creates a distinctive street presence while remaining in keeping with the character of the development.



Internally, the accommodation is well presented throughout and offers spacious, well-balanced living accommodation ideally suited to modern family life. The ground floor provides a welcoming entrance hall, generous reception space and a sociable kitchen/dining area designed for both everyday living and entertaining.

To the first floor are four well-proportioned bedrooms, including a principal bedroom with en-suite facilities, together with a family bathroom serving the remaining bedrooms.

A particular feature of the property is the private walled rear garden, which has been thoughtfully landscaped to create an attractive and low-maintenance outdoor space. The garden provides an excellent degree of privacy and enjoys a pleasant setting for relaxing, dining and entertaining throughout the year.

Further benefits include driveway parking, a garage, double glazing and an excellent energy-efficiency rating, helping to keep running costs lower than many older-style homes.

What we love about the property...

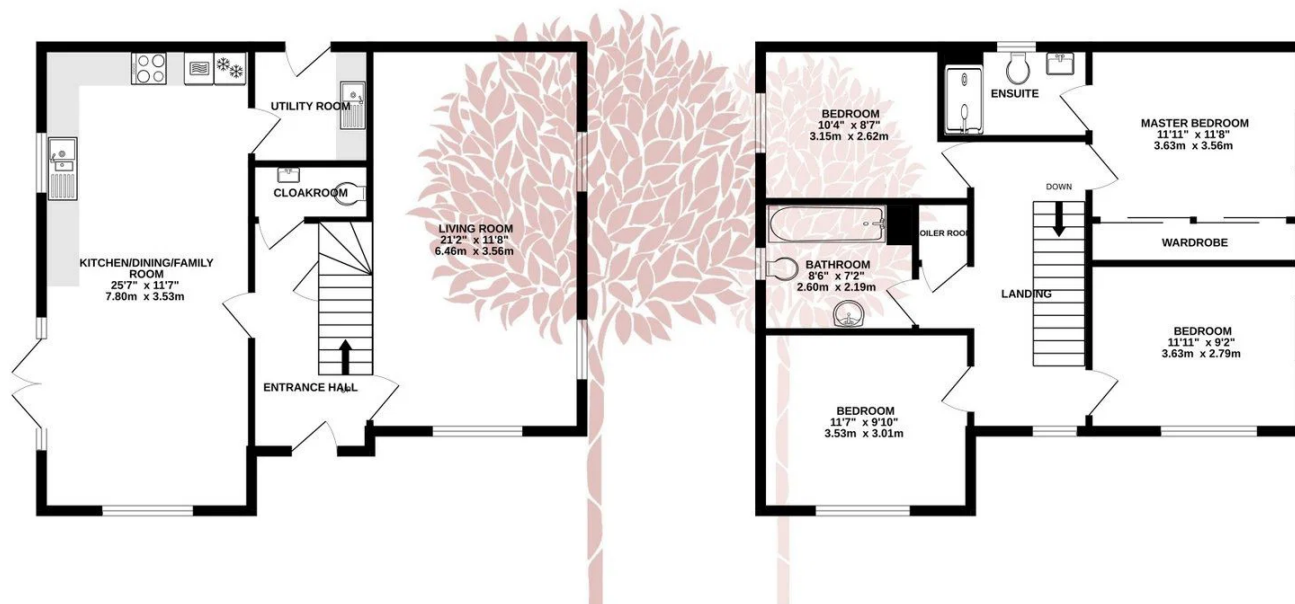
We love the attractive Redrow development, the private landscaped walled garden and the generous room sizes throughout. Best of all, it's a true turnkey home that's ready to move straight into!

Material Information: This property operates on solar central heating. Council tax band: F EPC Rating: B



GROUND FLOOR
689 sq.ft. (64.0 sq.m.) approx.

1ST FLOOR
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA : 1365 sq.ft. (126.8 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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Situation: The North Somerset village of Winscombe was recently placed as the second best place in Britain to raise a family by family investment firm OneFamily (survey in 2015) and is nestled in the beautiful Mendip countryside within commuting distance of Bristol. Its atmosphere is one of bustling activity, with a variety of shops, professional offices and community facilities including church, doctor and primary school (www.winscombewoodborough.n-somerset.sch.uk). Winscombe is in the Churchill Academy and Sixth Form Centre (www.churchill-academy.org) catchment area for secondary education, which has recently been awarded 'Outstanding' by Ofsted and also benefits from a modern sports complex, and there is also a dry ski slope nearby. Private sector schooling is also close by at Sidcot and the Downs School at Wraxall is within easy reach. Country activities available within the area include horse-riding, walking on the Mendips and sailing on Axbridge Reservoir, and there are also several excellent golf courses in the area. The lovely cathedral city of Wells is a drive away, as is the famous beauty spot, Cheddar Gorge. As mentioned, Winscombe is within commuting distance of Bristol but also has good access to the seaside town of Weston-super-Mare and the M5 at junction 21 to travel north or junction 22 to travel south. There is an international airport at Lulsgate and access to a mainline railway station at Weston.

Directions: From the A38 travelling from the Bristol direction, take the right-hand turn at the crossroads traffic lights in Churchill. Continue right through to Sandford, and take the left-hand turn into Hill Road, which leads into the village of Winscombe. When you reach the junction at the centre of the village, turn right. Continue under the bridge and turn left at the triangle into Church Road. Proceed along Church Road turning first left onto Dexter Way where the property can be found on your right hand side. What3Words:

