



13 Dabinett Drive

Sandford, Winscombe

A well presented three-bedroom semi-detached family home, tucked away in this popular village setting on the edge of the Mendip Hills. With a stylish kitchen/breakfast room, spacious lounge/dining room, en-suite master bedroom, private rear garden, garage and off street parking.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

All Mains Services

- Approx. 1137sq.ft accommodation and garaging
- Three-bedroom semi-detached family home
- Stylish kitchen/breakfast room with integrated appliances
- Spacious lounge/dining room with French doors to garden
- Principal bedroom with fitted wardrobes and en-suite shower room
- Modern family bathroom
- Ground floor cloakroom
- Private, enclosed rear garden with patio
- Garage plus off street parking
- No onward chain







13 Dabinett Drive

Sandford, Winscombe

Occupying a well-regarded position in the sought-after village of Sandford, 13 Dabinett Drive is a superb three-bedroom semi-detached home finished to a high modern standard throughout.

The ground floor is arranged for contemporary family living, with a stylish kitchen/breakfast room at the front complete with integrated oven, gas hob and space for further appliances and a generous lounge/dining room to the rear. French doors open from the dining area onto the rear garden, flooding the space with natural light, while a useful cloakroom completes the ground floor accommodation.

Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and its own private en-suite shower room, while bedrooms two and three share a smartly tiled family bathroom complete with bath, and heated towel rail.



Outside, the rear garden is enclosed by timber fencing for privacy, laid mainly to lawn with a paved patio area ideal for outdoor dining, and gated side access. The property further benefits from its own garage plus off street parking.

Location

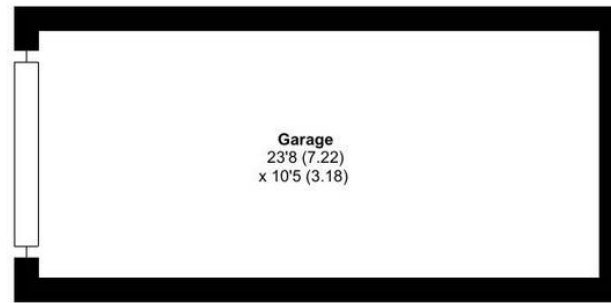
The village of Sandford has a church, primary school, shop, popular Thatchers Railway Inn public house and village hall. The nearby village of Winscombe provides a more comprehensive range of amenities, with a good range of shops and a public house.

The property is in the catchment area for Churchill Academy and Sixth Form, with private schooling available nearby at Sidcot or in Bristol.

Sandford 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), with London reachable from Bristol Temple Meads in as little as 112 minutes.



Dabinett Drive, Sandford, Winscombe, BS25

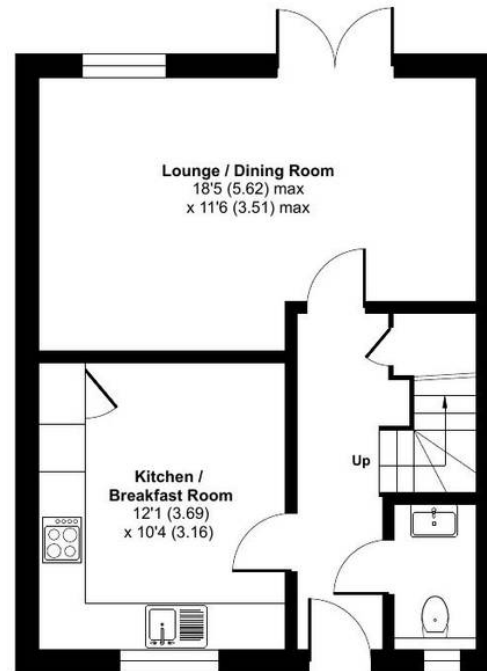


Approximate Area = 890 sq ft / 82.6 sq m

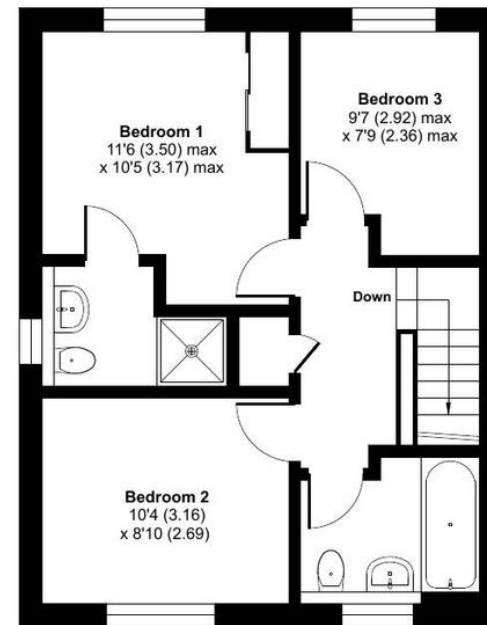
Garage = 247 sq ft / 22.9 sq m

Total = 1137 sq ft / 105.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Robin King LLP. REF: 1500961

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Sales particulars are for guidance only. No structural survey or service testing has been done. These details aren't part of a contract and shouldn't be relied on as facts. References to alterations or use don't confirm regulatory approval. Buyers must verify all information. Measurements are approximate; check them. Contact us with any important concerns before viewing.