



Sandford Road, Winscombe
£600,000



debbie fortune
ESTATE AGENTS
www.debbiefortune.co.uk



Bedrooms: 4

Bathrooms: 2

Receptions: 1

An exceptional and beautifully presented extended detached family home, offering stylish and versatile accommodation in a highly convenient Winscombe location. Thoughtfully remodelled and significantly improved by the current owners over the past decade, this impressive four-bedroom property provides contemporary open-plan living, generous proportions and a superb west-facing garden.

The heart of the home is undoubtedly the stunning open-plan kitchen and family room – a light-filled space designed for modern living and entertaining. Featuring an extensive range of fitted units with granite work surfaces, a central island and integrated appliances, the room flows seamlessly between dining and seating areas. Four Velux windows and dual aspect glazing flood the space with natural light, while glazed oak French doors open into a delightful garden room creating a seamless connection between indoors and outdoors.



The welcoming entrance hall leads to a comfortable front living room, complete with plantation shutters and a dual-sided log burner which also serves the kitchen/family room. A practical utility room, downstairs cloakroom and rear porch complete the ground floor accommodation.

Upstairs, the property offers four well-proportioned bedrooms. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a modern family bathroom with bath and separate shower over. An airing cupboard and loft access are located from the landing.

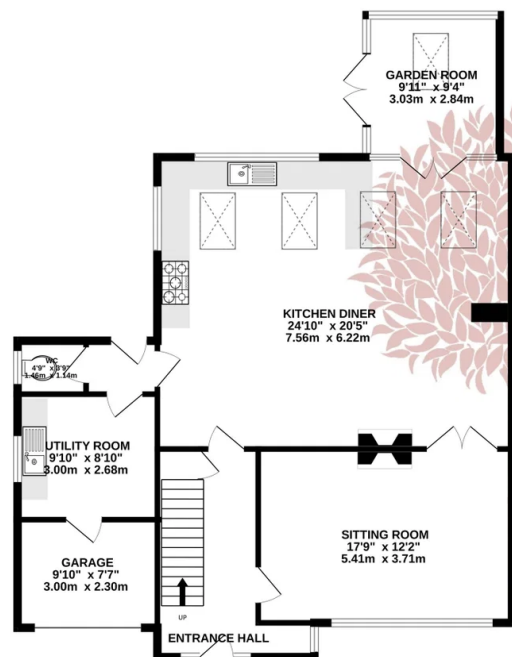
Externally, the property enjoys a landscaped driveway providing parking for several vehicles, together with a small integral garage. The enclosed rear garden is attractively arranged with a level lawn and paved seating terrace, ideal for outdoor dining and entertaining, and enjoys a desirable westerly aspect.

What we love about the property...

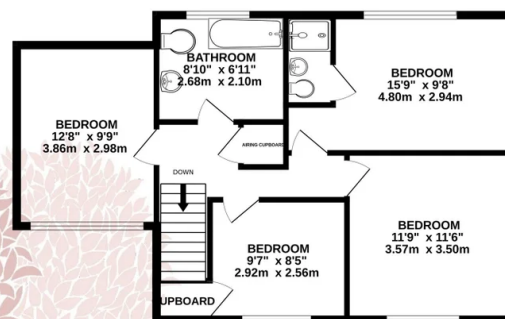
This is a beautifully designed home with an exceptional open-plan kitchen at its heart, offering stylish modern living in a highly desirable Winscombe location.



GROUND FLOOR
1111 sq.ft. (103.2 sq.m.) approx.



1ST FLOOR
653 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA : 1763 sq.ft. (163.8 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 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: Proceed on to Sandford Road from the centre of the village in the direction of Sandford. After approximately half a mile you will find the property on your left-hand side, just before the turning on your left into The Grove. What3Words: [///charm.tests.configure](https://www.what3words.com/charm.tests.configure)

Material Information: This property operates on gas central heating. Council tax band: E
EPC Rating: D

