

Sales
01934 842000

Lettings
01934 842000



sales@farrons.co.uk

lettings@farrons.co.uk



ILEX LANE, WINSCOMBE, NORTH SOMERSET. BS25 1JL



£625,000 FREEHOLD

Passionate about Property

Spacious four double bedroom detached residence, situated in a peaceful position on the banks of the 'Strawberry Line' providing a generous driveway, double garage and a SOUTH-FACING rear garden. The property further benefits from a downstairs WC, large living room, dining room, utility room and en suite, as well as being located within walking distance of the village and local school. Call now to arrange a viewing!

Location

Ilex Lane is located on the banks of the Strawberry Line, within walking distance from the centre of the sought after village of Winscombe, which benefits from a range of village facilities and amenities, these include: Newsagents, Supermarket, Bakers, Butcher, Library, Community Centre, Public House, Doctors, Dentist and Veterinary Surgeries, Take Away's and a Chemist. The village also has a Primary School and Rugby, Football, Cricket and Bowling Clubs. Winscombe is close to the Mendip Hills and is surrounded by beautiful open countryside providing excellent riding and walking opportunities. There are several lakes located within the area which cater for sailing and fishing enthusiasts and there is a Dry Ski Slope and Equestrian Centre in Churchill. The popular Churchill Community Foundation School with Sixth Form Centre is within 3 miles. There are a number of private schools available in the area with Sidcot School being a short walk and others in Bristol, Bath and Wells.

Entrance Hall

Upvc double glazed door to front. Radiator. Carpeted stairs to first floor. Doors to:

Downstairs W.C

Upvc double glazed window. Tiled walls and flooring. WC. Wash basin. Heated towel radiator.





Living Room (20' 06" x 16' 10") or (6.25m x 5.13m)

Large principal reception room with a bay effect Upvc double glazed window, gas feature fireplace, carpeted flooring, glazed folding double doors to the dining room.

Dining Room (10' 04" x 9' 09") or (3.15m x 2.97m)

Upvc double glazed windows and a door to the rear garden. Carpeted flooring. Radiator. Door to kitchen.

Kitchen / Breakfast Room (17' 07" x 10' 04") or (5.36m x 3.15m)

Extensive fitted kitchen with space for appliances, a Rangemaster double oven and 5 ring gas hob, two Upvc double glazed windows overlooking the rear garden, two radiators, vinyl flooring, door to dining room and a door to:

Utility Room

Upvc double glazed window and door to rear garden. Radiator. Tiled flooring. Wall and base units with space for appliances. Door to garage.



Landing

Upvc double glazed window. Loft access. Cupboard housing gas combi boiler and a radiator. Doors to:

Bedroom 1 (15' 08" x 13' 00") or (4.78m x 3.96m)

Spacious Double bedroom with an extensive range of built-in wardrobes and furniture. Carpeted flooring. Radiator. Upvc double glazed window to front. Door to:





En Suite

Upvc double glazed window glazed window to side. Enclosed WC and wash basin with vanity units. Corner shower cubicle. Heated towel radiator. Vinyl flooring. Tiled walls.

Bedroom 2 (14' 03" x 9' 09") or (4.34m x 2.97m)

Upvc double glazed window to rear. Large range of built-in wardrobes. Carpeted flooring. Radiator.

Bedroom 3 (11' 10" x 10' 02") or (3.61m x 3.10m)

Another good double bedroom with upvc double glazed window to rear. Radiator.

Bedroom 4 (10' 02" x 9' 06") or (3.10m x 2.90m)

Impressive double bedroom with radiator, carpeted flooring and a upvc double glazed window to front.

Bathroom

Upvc double glazed window glazed window to rear. Enclosed WC and wash basin with vanity units. Shower cubicle. Separate bath. Heated towel radiator. Vinyl flooring. Tiled walls.





Front Garden & Driveway

Attractive approach along Ilex Lane, with access to the driveway just before you reach the Strawberry Line.

The spacious block paved driveway provides parking comfortably for four vehicles in front of the double garage. To the left of the parking area is a level lawn that meets planted borders and walls. Side access to rear garden.

Double Garage & Workshop (27' 06" x 18' 01"Max Max) or (8.38m x 5.51m Max)

Large double garage with two electric roller doors to front and three windows to rear and side. Power and light. Open access to the additional workshop area at the rear, with a range of benches, units and shelving.

Rear Garden

Generous South Facing rear garden that is secluded from the Strawberry Line and neighbouring view. Mainly laid to lawn, with mature planted borders to the sides and rear. Greenhouse. Timber garden shed. Paved seating area.



Solar Panels

Positioned on the South-facing aspect on the roof of the property. Further details available on request.

Material Information

As provided by the vendor:-

Freehold

Standard Construction circa 1974

Electric / Water & Gas Connected

Private Drainage - Sewage Treatment Plant in rear garden.

Gas Heating

Driveway and Double Garage

No known safety concerns

No known restrictions / covenants

No know rights or easements

Not been flooded in the last 5 years

No know planning applications / permissions that will affect the property

Property is not in a Coal / Mining area



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Approx Gross Internal Area
192 sq m / 2070 sq ft



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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales EU Directive 2002/91/EC		

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