



Cameley Cottage New Road

Churchill, Winscombe

Charming detached period-style home set on a generous quarter-acre plot. Offering five bedrooms and three reception rooms, including a spacious kitchen and utility room, the property combines character with modern interiors. Further benefits include landscaped gardens, a garage, ample parking, and the advantage of no onward chain.

Council Tax band: G

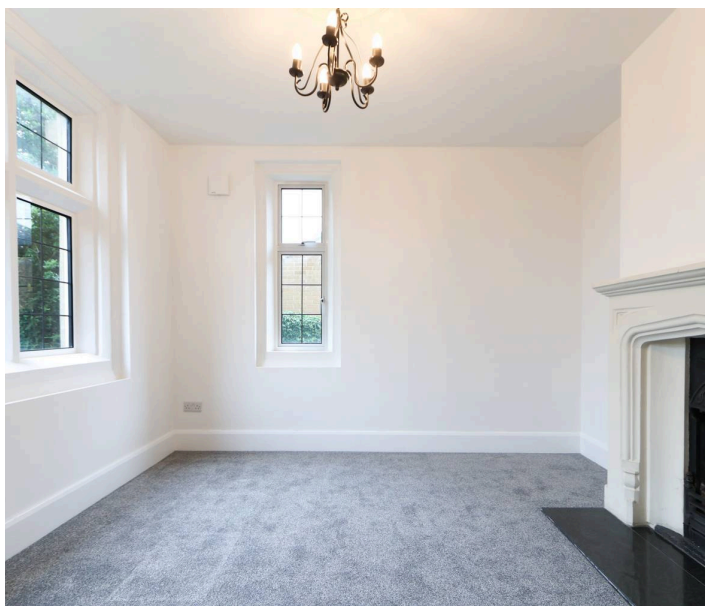
Tenure: Freehold

EPC Energy Efficiency Rating: C

All Mains Services & Income Generating Solar Panels

- Approx. 2,578 sq ft of accommodation
- Detached period-style home with attractive character features
- Five bedrooms (one currently arranged as a dressing room)
- Three bathrooms, including two en-suites plus an additional downstairs WC
- Impressive kitchen/dining room with island and underfloor heating
- Split-level first-floor landing
- Generous plot of approx. 0.25 acres
- Large, mature gardens with lawn and established planting
- Decked terrace and pergola seating area for outdoor entertaining
- Driveway parking for multiple vehicles and single garage

Agent's Note: Some of the photographs were taken prior to the current occupants residing at the property and show it unfurnished.







Cameley Cottage New Road

Churchill, Winscombe

Cameley Cottage is a charming detached period-style home set within generous, mature gardens extending to approximately a quarter of an acre. The property showcases attractive traditional detailing, including a stone façade, mullioned-style windows and an elegant arched entrance, while having been comprehensively refurbished to a high standard throughout. Offering approximately 2,578 sq ft of accommodation, the house is neutrally decorated, creating a bright, contemporary feel and providing a blank canvas for prospective buyers.

The front door opens into a practical entrance vestibule with space for coats and boots, leading into a central hallway. From here, the two front reception rooms are accessed, along with a well-appointed utility room which provides additional storage, a sink and plumbing for white goods. Adjacent is a modern cloakroom/WC with contemporary tiling and fittings. A carpeted timber staircase with painted balustrade and handrail rises to the first floor, with a useful walk-in storage cupboard positioned beneath.

The impressive kitchen/dining room forms the heart of the home. Enjoying a double aspect with a south and west-facing orientation, the room is flooded with natural light throughout the day. The kitchen is designed in a country style with modern finishes and features a central island with two inset sinks, integrated appliances including a microwave and range cooker, and underfloor heating. There is an abundance of worktop and storage space, while the dedicated dining area comfortably accommodates a large table. Contemporary pendant lighting creates a warm and inviting atmosphere. French doors open directly onto a decked terrace, perfect for indoor/outdoor living during the summer months, while internal glazed double doors flow between the kitchen and the main living room.

The main living room extends on from the kitchen and enjoys a bright and modern feel with soft carpet underfoot. Large double-glazed windows overlook the garden and allow plenty of natural light to flood in. A flagstone hearth is the focal point. To the front of the house are two further reception rooms; one currently arranged as a study and the other cosy snug, the latter also featuring a matching hearth.

The first floor is centred around a split-level landing which connects all bedrooms and bathrooms. The principal bedroom suite is spacious and characterful, enjoying a dual aspect with French doors and a Juliette balcony overlooking the gardens, with underfloor heating extending throughout both the bedroom and en-suite. The en-suite bathroom is generously sized and features a raised Jacuzzi-style bath, double vanity unit and twin showers, with roof windows allowing for excellent natural light. There are three further double bedrooms, one of which benefits from its own en-suite shower room, all presented in a neutral and modern style. The fifth bedroom, currently arranged as a dressing room, also benefits from underfloor heating, along with ample storage and further garden views. The family bathroom is stylishly appointed with a freestanding roll-top bath with claw feet, an overhead shower with glass screen, a vanity unit with storage, a heated towel rail and contemporary lighting.



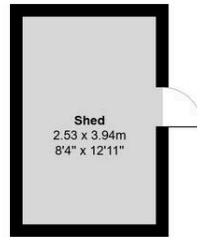




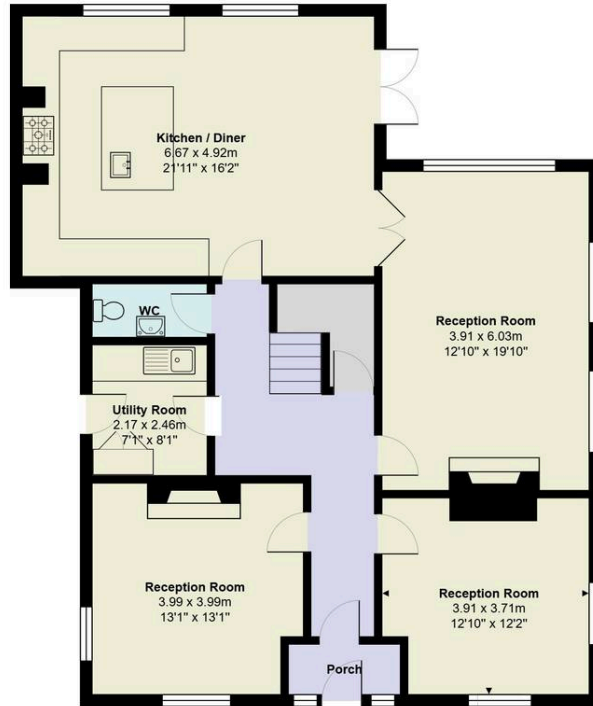
Externally, the property sits within a large and private plot with a westerly-facing aspect. The house is approached via a gravel driveway providing parking for multiple vehicles, along with access to a single garage, which benefits from a dedicated fuse board with capacity to accommodate an electric vehicle charging point. The front garden is attractively landscaped, with a pathway leading through well-maintained lawns, raised beds and planted borders filled with bluebells, perennials and established trees and shrubs, all contributing to the charming cottage setting. The lawns are a children's paradise, offering abundant space for sports, trampolines and climbing frames, while also providing ample room for large marquees and hosting significant family events. Additional features include a decked terrace adjoining the kitchen, as well as a separate gravelled seating area with a timber pergola, creating another dedicated space for outdoor dining. The garden also benefits from a summer house, greenhouse and a permanent brick-built shed, providing excellent practical storage and versatility.



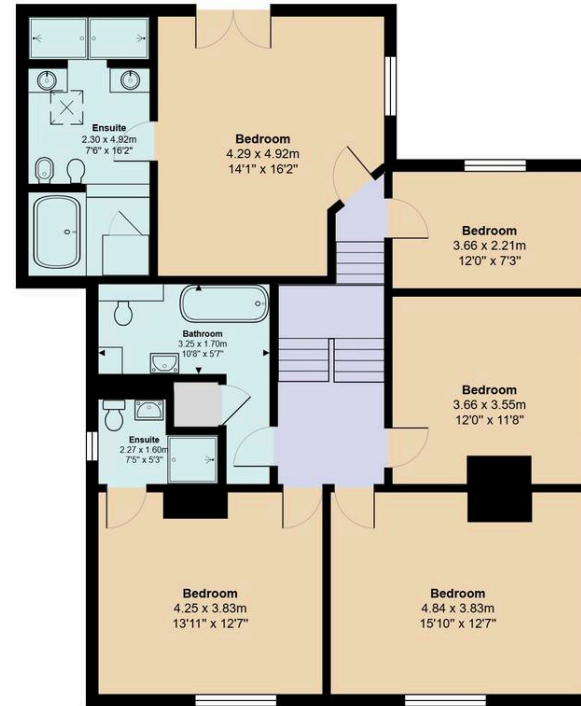
Churchill offers local shopping and social facilities, including a 24-hour petrol station, mini-market, modern medical practice and nearby primary schooling, while the neighbouring villages of Congresbury and Winscombe provide a wider range of amenities. The highly regarded Churchill Academy and Sixth Form, with adjoining sports complex, is within walking distance. Bristol and Weston-super-Mare are easily accessible, with regular bus services, nearby M5 connections and convenient access to the M32 and M4. Bristol Airport is approximately 5 miles away, while Yatton railway station, around 4 miles distant, offers direct services to London Paddington from approximately 112 minutes. The surrounding countryside also provides excellent opportunities for riding, sailing, fishing, walking and golf.



Cameley Cottage, BS25
Approximate Gross Internal Area 239.5 sq m / 2578 sq ft



Ground Floor



First Floor

Robin King

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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.