



Bramley Close, Sandford
£450,000



debbie fortune

ESTATE AGENTS

www.debbiefortune.co.uk



Bedrooms: 4

Bathrooms: 2

Receptions: 2

Bramley Close is an attractive and well regarded cul de sac on the edge of the popular village of Sandford, it enjoys easy access to the local primary school, village store, All Saints Church and the incredibly popular gastropub 'The Railway Inn', run and owned by renowned local Cider producers' Thatchers. The property has an appealing façade which creates a lovely first impression. A driveway leads to a single garage to the left, and on the drive and to the front of the property there is ample parking for 4/5 vehicles. On the ground floor you will find a good sized lounge which connects through to a handy separate dining room which overlooks the garden. To the rear of the house is a well fitted kitchen/breakfast room with plenty of wall and base units and access to a handy utility room, there is also a useful ground floor cloakroom.



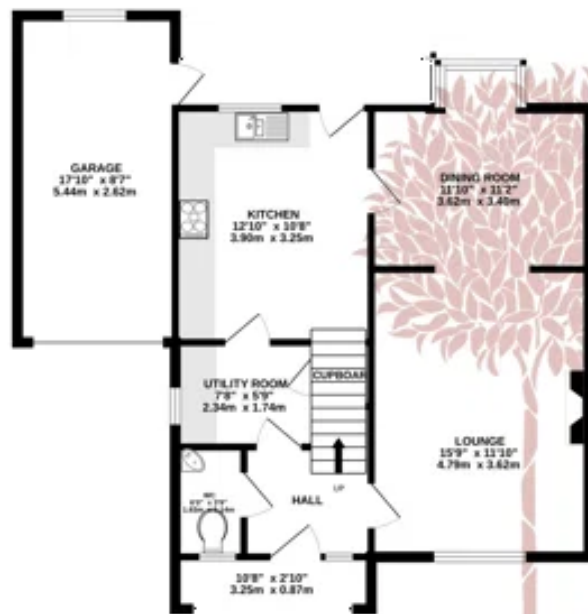
On the first floor you will find four bedrooms and two bathrooms including a generous en-suite to the main bedroom including a bath. The property is generally well presented and benefits from a recently upgraded central heating system along with wood grain effect upvc double glazing.

The rear garden is well enclosed and bordered by mature trees for privacy with access to the rear of the garage, there is a neat patio area and the remainder of the garden is laid to lawn.

What we love about this property... This super family home is just a stone's throw from the delightful Thatchers-owned 'Railway Inn', an extremely popular gastro pub with a lovely outdoor sitting area and great friendly atmosphere.



GROUND FLOOR



1ST FLOOR



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: Sandford is a convenient and highly favoured village nestled in the beautiful North Somerset countryside. It is well served by local facilities, including a pub, church, primary school (www.sandfordprimary.org) which has recently had an outstanding 'Ofsted' report, and a village store with a cafe. Secondary schooling is available at nearby Churchill Academy and Sixth Form Centre (www.churchill.n-somerset.sch.uk) which also benefits from a modern sports complex. There are excellent private schools available in the area at Bristol, Wells, The Downs at Wraxall and the popular Sidcot School, which is just a few minutes' drive away. The countryside around is well known for its beauty, with a host of country activities available in the area including riding, sailing, dry skiing, fishing and country walks. A range of shopping facilities are available in nearby Winscombe with more comprehensive facilities available at Weston-super-Mare and of course Bristol. Indeed, Sandford is within commuting distance of the City of Bristol and the seaside town of Weston-super-Mare and there is access to the motorway network at Clevedon (junction 20) and St. Georges (junction 21). There is an international airport at Lulsgate and access to a mainline railway station at Yatton.

Directions: Travelling through' Sandford on the A368 from Churchill traffic lights pass the church on the left and take the next left hand turning into Orchard Drive. Take the first left into Bramley Close. No. 3 is on the left.
What3Words: ///polka.always.cotton

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