



The Chestnuts, Winscombe
£595,000



debbie fortune
ESTATE AGENTS www.debbiefortune.co.uk



Bedrooms: 4

Bathrooms: 2

Receptions: 3

Situated in the popular modern development 'The Chestnuts' in Winscombe, favoured by families for its excellent proximity to shops, schools and other local amenities, is this well presented four bedroom detached home.

The property is set behind a neat front lawn with a dwarf wall made from local stone to the front. To the side of the garden, a smart brick paved driveway leads to an attached single garage and provides parking for two vehicles.

Entering the property through the covered entrance porch there is a welcoming hallway, off which has doors leading to the principal reception rooms, along with a useful ground floor cloakroom and understairs cupboard. To the left of the hallway lies the sitting room, an attractive bay fronted room that is blessed with a sunny southerly aspect and crisp modern decoration. To the opposite side of the hallway sits a good sized study which could also be utilised as kids playroom or even a separate snug/T.V room.



Spanning the entire width of the rear of the house is a superb kitchen/diner which is open through to a breakfast room, this fantastic family orientated space is perfect for busy families to enjoy supper time together and also to entertain visiting guests. The kitchen area is well fitted with a range of contemporary putty-coloured wall and base units with a high gloss finish.

The kitchen is fitted with an integrated eye-level double oven with microwave above, integrated dishwasher, fridge & freezer, and five ring gas hob with an extractor hood. A solid granite counter top complements the kitchen units and also features on top of a fantastic island unit which provides further storage, preparation space and breakfast bar for informal dining. The kitchen also features two well positioned Velux windows which enhance the natural light along with bi-folding doors to the garden. To the left of the dining area is the breakfast room which features French doors to rear and is currently arranged as a soft seating area. Completing the ground floor accommodation is a well appointed utility room which has plumbing for white goods, an extra sink and storage units as well as a side door and the central heating boiler.



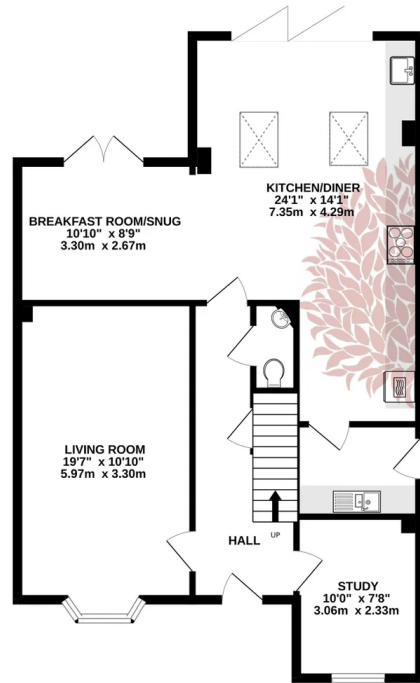
Moving onto the first floor you will find four double bedrooms and three bathrooms arranged off a central landing area. Two of the bedrooms feature luxurious en-suite bathrooms, and the master also benefits from a walk through dressing room. There is a chic family bathroom fitted with a designer white suite with cool stone-effect tiles, shower over the bath and a heated towel rail.



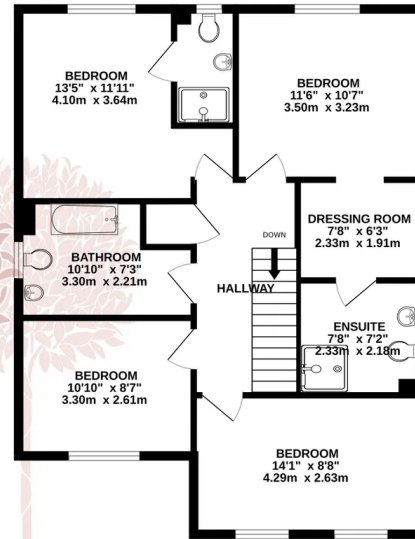
Outside you will find a private fully enclosed rear garden which is enclosed by a mixture of Bradstone walling and fence. The garden has been purposely redesigned by our current vendors to be low maintenance and incredibly user friendly. This has been achieved by using artificial lawn complemented by a sandstone patio with easy to maintain raised beds. There is a convenient footpath leading to a door to the rear of the garage and around to the side of the house as well as outside lighting and a useful outside tap.



GROUND FLOOR
854 sq.ft. (79.3 sq.m.) approx.



1ST FLOOR
787 sq.ft. (73.1 sq.m.) approx.



TOTAL FLOOR AREA: 1641 sq.ft. (152.5 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.
Made with Metropix ©2025

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: Approaching Winscombe from the direction of Bristol on the A38 Bridgwater Road, turn right at the traffic lights towards the village on Sidcot Lane and proceed ahead for approximately 200 metres taking the second left onto 'The Chestnuts'. Once on 'The Chestnuts' you will find the property on your left hand side. What3Words: ///painted.twitching.annotated

Material Information: This property operates on gas central heating. Council Tax band: F EPC Rating: B

