



**Yew Tree Gardens, Sandford**  
**£460,000**



**debbie fortune**  
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**Bedrooms: 4**

**Bathrooms: 2**

**Receptions: 2**

Situated within a peaceful cul-de-sac in the ever-popular village of Sandford, this generously proportioned four-bedroom detached family home offers an exciting opportunity for those looking to create a wonderful long-term home. Requiring a degree of cosmetic updating throughout, the property boasts well-balanced accommodation, a wrap-around garden, garage and driveway parking, all within a quiet residential setting.

The welcoming entrance hall leads to a spacious dual aspect sitting room, enjoying plenty of natural light and direct access to the rear garden, making it an ideal space for both relaxing and entertaining. A separate dining room provides the perfect setting for family meals or more formal occasions, whilst the kitchen offers an abundance of worktop space and storage, presenting excellent scope for modernisation to suit individual tastes. Completing the ground floor is a convenient cloakroom/WC.



Upstairs, the property continues to impress with four well-proportioned bedrooms, offering flexible accommodation for growing families or those working from home. The principal bedroom benefits from its own en-suite shower room, whilst the remaining bedrooms are served by a family bathroom.

Outside, the wrap-around garden provides a lovely mix of lawn, mature planting and patio areas, creating a private outdoor space with plenty of potential for keen gardeners or families alike. To the front, a driveway provides off-road parking and leads to the integral garage.

Offering generous living space, excellent proportions throughout and the opportunity to modernise and add value, this is a fantastic home in a sought-after village location.

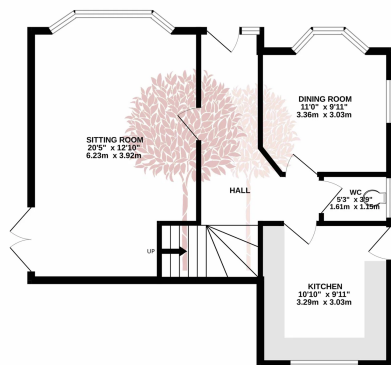
**What we love about this property...** The fantastic potential this home offers immediately stands out. With its generous, well-proportioned rooms and flexible layout, it's a property that can easily be tailored to suit modern family living. Set within a peaceful location, yet close to village amenities, it provides the perfect combination of space, opportunity and setting.



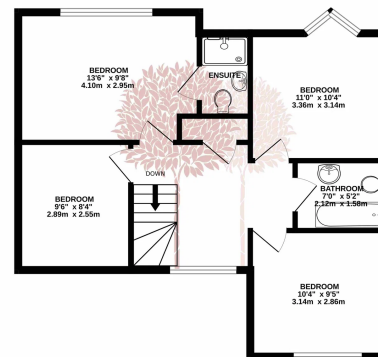


**Situation:** Sandford is a convenient and highly favoured village nestled in the beautiful North Somerset countryside. It is well served by local facilities, including a pub, church, primary school ([www.sandfordprimary.org](http://www.sandfordprimary.org)) which has recently had an outstanding 'Ofsted' 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](http://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.

GROUND FLOOR  
593 sq.ft. (55.1 sq.m.) approx.



1ST FLOOR  
576 sq.ft. (53.5 sq.m.) approx.



**Directions:** From the Churchill traffic lights, proceed along the A368 towards Sandford. Continue through the village and, just before reaching the church, turn left into Yew Tree Gardens. Follow the road into the cul-de-sac, where the property can be found on the left-hand side. What3Words:

**Material Information:** This property operates on electric central heating. Council tax band: E  
EPC Rating: tbc