



**Robin King** | Estate Agents

**6 Tollhouse Road, Churchill - BS25 5AN**

Guide Price **£500,000**

## 6 Tollhouse Road

Churchill, Winscombe

Modern detached 4-bed home in Churchill with open-plan living, high-quality finishes, solar panels, private garden, garage, off-street parking, and excellent energy efficiency.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: A

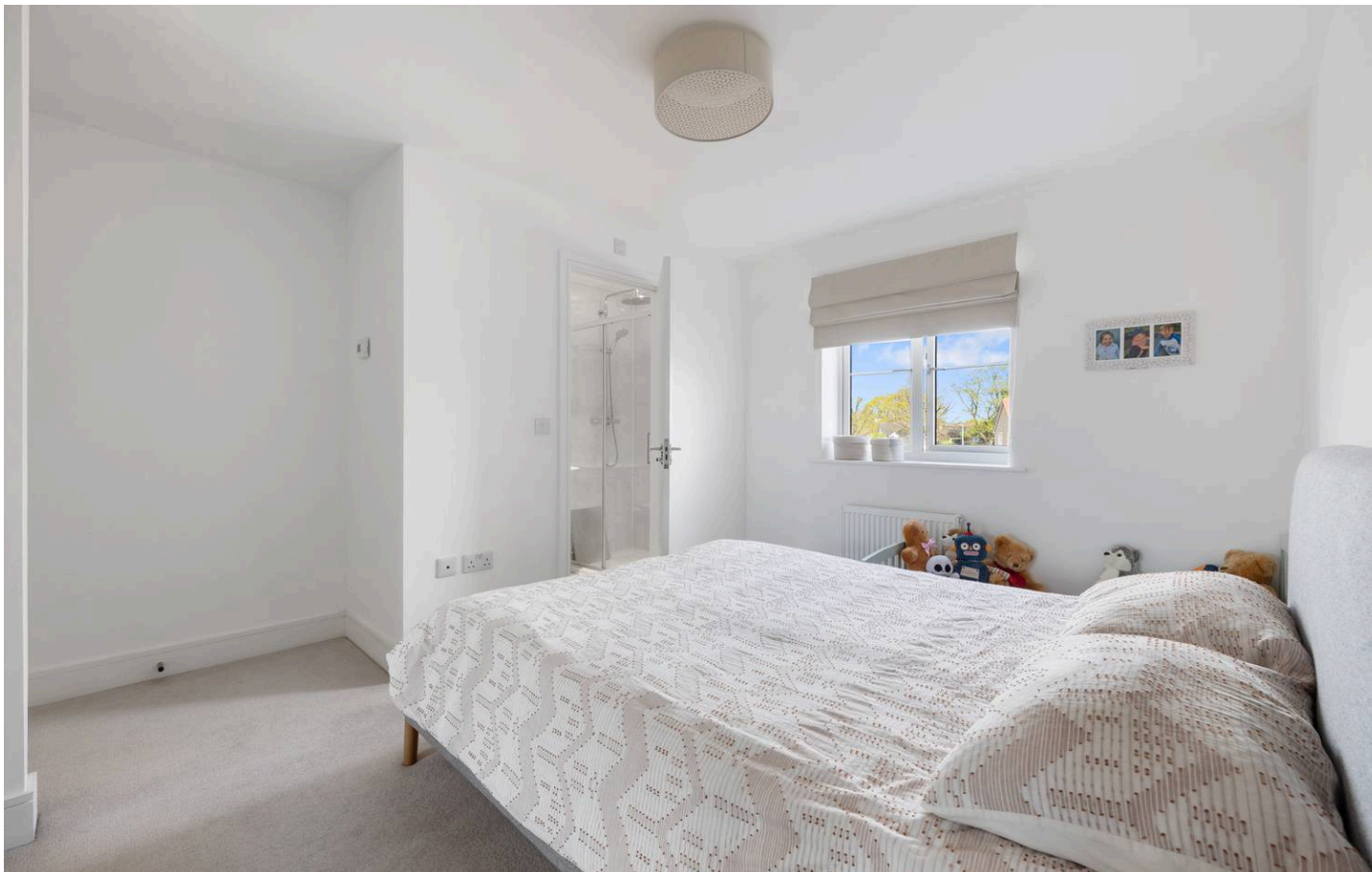
EPC Environmental Impact Rating: B

All Mains Services

- Nearly new detached family home built by Newland Homes
- Four bedrooms (main bedroom with Ensuite)
- Spacious living room with French doors
- Open-plan kitchen/dining/family room with a beautiful glazed garden room
- Integrated Neff appliances
- Separate utility room
- Downstairs cloakroom
- South facing private rear garden, not overlooked
- Driveway parking & large garage (approx. 7.01m x 2.95m)
- Solar panels & great energy efficiency







## 6 Tollhouse Road

Churchill, Winscombe

This is a very modern and newly built detached four bedroom home on Tollhouse Road, Churchill, BS25. It is a double fronted family home with a fantastic open-plan layout and backs onto open-space so the garden is not overlooked in any way. Built to 'The Sherston' design and it is situated within a private plot within the Mendip Gate developments, that was recently constructed by Newland Homes. The property is beautifully presented throughout with neutral décor and high-quality finishes, including double glazing, gas central heating, solar panels, and excellent energy efficiency and broadband connectivity.

### Ground Floor

Luxury LVT flooring runs throughout the entrance hall/kitchen/utility. The house has brilliant storage neatly built into the stairs, as well as a separate utility room off of the kitchen and a WC cloakroom under the stairs. To the left of the entrance hall, is the living room with a dual-aspect window to the front and French doors opening onto the rear garden, allowing plenty of natural light. The living room features a contemporary electric fireplace and built-in television and sound system storage cabinetry.

The heart of this home is an exceptional open-plan kitchen/dining/family room. The kitchen is arranged in a practical U-shaped layout and fitted with a comprehensive range of integrated Neff appliances, including double oven, gas hob with extractor hood, fridge/freezer and dishwasher. Under-cabinet lighting, stainless steel sink and modern worktops complement the clean, contemporary finish. A separate utility room provides additional fitted base units, sink and space for washing machine and tumble dryer.



To the rear of the kitchen is a superb single-storey, garden room area, featuring glazed floor to ceiling panels and French doors that open onto the patio terrace, allowing the space to fill with natural light.

### First Floor

Upstairs, the property offers four bedrooms, three of which are comfortable doubles, with the fourth currently used as a home office enjoying pleasant views. The principal bedroom benefits from fitted wardrobes with sliding doors and a stylish en-suite shower room featuring contemporary tiling, heated towel rail. Two further double bedrooms are positioned to the front and rear of the property, both well-proportioned and neutrally decorated. The family bathroom is fitted in a similar style to the en-suite and includes a bath with shower over, heated towel rail, tiled flooring and modern fittings. The landing has a useful storage cupboard and a separate airing cupboard housing the pressurised hot water cylinder.

### Outside

Externally, the property enjoys a south-facing enclosed rear garden, mainly laid to lawn with a patio terrace. The garden benefits from access on both sides of the property and enjoys a private aspect backing onto open space.

To the side of the property is a driveway providing off-street parking and access to a large garage measuring approximately 7.01m x 2.95m, offering excellent storage space with power and lighting.

### Location

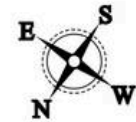
Churchill is a highly sought-after North Somerset village located within easy reach of Congresbury, Winscombe, Bristol, Bath and Weston-super-Mare. The area is well known for its excellent schooling, including the highly regarded Churchill Academy & Sixth Form, as well as local shops, pubs, medical facilities and leisure amenities. The surrounding Mendip countryside offers beautiful scenery and a wide range of outdoor pursuits including walking, cycling and equestrian activities. Excellent transport links provide convenient access to the A38, M5 motorway, Bristol International Airport and mainline railway services from Yatton.





Ground Floor

**Tollhouse Road, BS25**  
 Approximate Gross Internal Area 128.4 sq m / 1383 sq ft  
 Total Area 149.2 sq m / 1606 sq ft



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.