



**The Drive, Churchill**  
**£535,000**



**Bedrooms:** 4

**Bathrooms:** 2

**Receptions:** 2

'Paramount' is an attractive and individual detached house, that has been lovingly cared for and much improved over recent decades by our current seller and family. Sitting in a generous plot it has the unusual benefit of having driveway access to both the front and rear of the property.

Approaching the property from the direction of The Drive, you arrive a smart gated driveway offering ample parking for two vehicles beyond which a lovely arbour arch leads to neat bricked paved pathway that dissects a lush green lawn with beautifully established flower bed borders to both sides.



Arriving at the smart UPVC front door you continue into the well-presented entrance hallway off which is a useful storage cupboard, stairs rising to the first floor and doors to the ground floor rooms. To the right of the hallway is a lovely dual aspect sitting room with a features stone fireplace with inset electric stove.

To the rear of the sitting room is a light filled dining room with patio doors leading out to the rear garden, there is also a connecting door to the kitchen/breakfast room. The kitchen is off good size and features a range of traditional shaker style cream units and has space for a breakfast table, there is provision for white goods and a pantry.

To the side of a kitchen is a useful utility room with further kitchen units and a handy gardener's toilet, the central heating boiler can also be found in the utility and a door to the garden. To the front of the ground floor there is also a wonderful double bedroom with a south facing window, a second double bedroom with fitted wardrobes and a well-appointed family bathroom with a separate shower.

Continuing onto the first floor, you will find a further two excellent dual aspect bedrooms which enjoy fabulous views to the front over the pretty close and Mendip Hills beyond. Both bedrooms have built in wardrobes and under eaves storage. There is also a further shared bathroom with a smart white suite.





To the rear of the property is a superb garden and a second gated access point which leads to a large double garage with lapsed planning to convert to an annexe, and plenty of parking, brick paviours feature in a neat footpath that leads to a sun terrace where a lovely summer house sits. There is a lovely area of lawn and beautifully established borders with a plethora of trees, shrubs, and flowers. Another wonderful addition is an unexpected, secluded vegetable garden that lies beyond the garage and features a small pond. The property also benefits from Solar PV installation providing off gird electricity supply and an annual income from the Feed In Tariff of circa £1k per year, based off the highest rate FIT tariff.



**Our vendor says...** Paramount is a spacious home set in a quiet and safe cul-de-sac location. Inside the house is homely, warm, light, and airy with far-reaching views of the Mendip Hills. Whilst outside the garden has been lovingly improved over the years, creating various zones to relax in peace surrounded by mature plants and wildlife.

**We have noticed...** Paramount sits in an incredibly generous and quite unexpected plot with plenty of outside space to enjoy as well as a great double garage and vegetable plot.

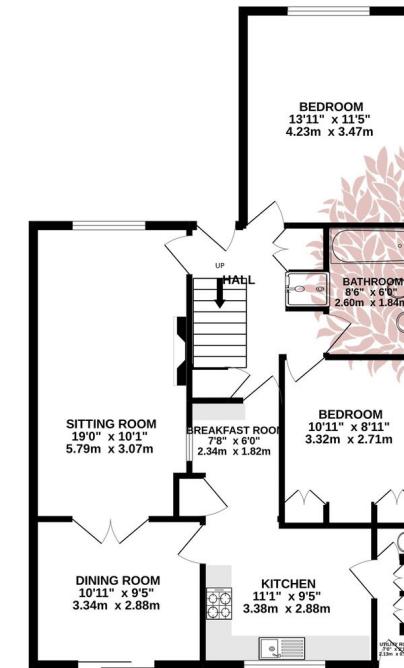
**Situation:** Churchill is a popular commuter village situated in the beautiful North Somerset countryside, which offers a range of village facilities which include a shop, pubs, churches, modern sports centre with swimming pool, and primary school ([www.churchill-pri.n-somerset.sch.uk](http://www.churchill-pri.n-somerset.sch.uk)). Secondary schooling, both state and private, is well catered for with the ever popular Churchill Academy & Sixth Form ([www.churchill.n-somerset.sch.uk](http://www.churchill.n-somerset.sch.uk)) on the doorstep which has recently been awarded Outstanding by Ofsted and also benefits from a modern sports complex, and private schools at Bristol, Wells, Sidcot, Bath and Wraxall.

Churchill is favoured by the commuter, being convenient for the cities of Bristol, Bath and Wells and the seaside town of Weston-super-Mare, and there is access to the M5 at Clevedon (junction 20) and St. Georges (junction 21). There is an international airport at Lulsgate and a mainline railway link at Yatton and Weston-super-Mare. The countryside around is well known for its beauty, with many country pursuits available including; walking, hunting, caving, dry-skiing, sailing and fishing, and for the lover of equestrian arts, Churchill is very well served.

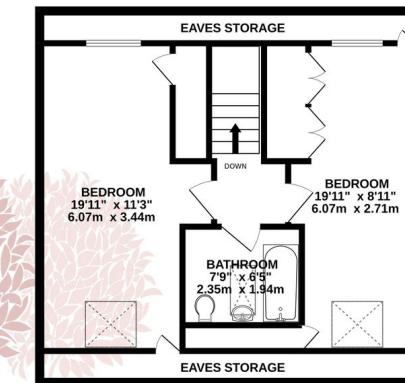
**Directions:** Travelling south on the A38 from Bristol, continue to Churchill traffic lights and turn right signposted to Weston-Super-Mare. Keep left at the Clock Tower and take the next right into The Drive. Paramount can be found right at the end of the cul de sac directly in front of you. What3words: [///trophy.fully.insulated](http:////trophy.fully.insulated)

**Material Information:** Property operates on gas central heating. Council tax band: E  
EPC Rating: D

GROUND FLOOR  
864 sq.ft. (80.3 sq.m.) approx.



1ST FLOOR  
600 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA: 1464 sq.ft. (136.0 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 and fixtures mentioned should have been tested and no guarantee as to their operability or efficiency can be given.  
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