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sales@farrons.co.uk

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HEADMASTERS HOUSE, SANDFORD ROAD, BS25 1JA



£450,000 FREEHOLD

Passionate about Property

NO ONWARD CHAIN! RENOVATED COTTAGE!
We are delighted to offer this exceptional three bedroom property in the heart of the village to the market. This wonderful family home has been thoughtfully re-modelled and extended to a high standard, providing several reception rooms, solar panels, a downstairs shower room, gorgeous main bathroom, large detached double garage with WC and study, and landscaped gardens to the front and rear. Call now to arrange a viewing!

Location

Headmasters House is located on Sandford Road, a very short walk from the centre of the sought after village of Winscombe, which benefits from a range of village facilities and amenities, these include: Newsagents, Supermarket, Bakers, Butcher, Library, Community Centre, Public House, Doctors, Dentist and Veterinary Surgeries, Take Away's and a Chemist. The village also has a Primary School and Rugby, Football, Cricket and Bowling Clubs. Winscombe is close to the Mendip Hills and is surrounded by beautiful open countryside providing excellent riding and walking opportunities. There are several lakes located within the area which cater for sailing and fishing enthusiasts and there is a Dry Ski Slope and Equestrian Centre in Churchill. The popular Churchill Community Foundation School with Sixth Form Centre is within 3 miles. There are a number of private schools available in the area with Sidcot School being a short walk and others in Bristol, Bath and Wells.

Directions

Starting from our office on the corner of Sandford Road in Winscombe, the property is located a short walk along the road on your left hand side, opposite the Bowling Club.

Entrance Porch

Composite door, upvc double glazed window to side. Glazed door to:

Entrance Hall

Spotlights, stairs to first floor, carpeted flooring, doors to:

Living Room (12' 07" x 11' 06") or (3.84m x 3.51m)

Upvc double glazed window. Feature fireplace suitable for an electric fire. Carpeted flooring. Spotlights.

Dining Room (11' 04" x 10' 08") or (3.45m x 3.25m)

Upvc double glazed window to front. Spotlights. Open access to the extensive fitted kitchen with built-in appliances. Spotlights. Wood flooring.

Kitchen (9' 02" x 7' 09") or (2.79m x 2.36m)

Beautifully fitted kitchen with stone work surfaces and a range of built-in appliances that include a double oven, gas hob and a fridge / freezer. Space for a dishwasher. Upvc double glazed window to side.

Playroom / Study (11' 03" x 8' 06") or (3.43m x 2.59m)

Upvc double glazed window and door to rear garden. Spotlights. Carpeted flooring. Suitable as a third reception room, study or a bedroom for a dependant relative.

Downstairs Shower Room

Upvc double glazed window. Enclosed WC and wash basin over a vanity unit. Heated towel radiator. Walk-in double shower cubicle. Heated towel radiator.





Landing

Velux skylight window over the stairwell. Carpeted flooring. Spotlights. Doors to:

Bedroom 1 (16' 02" x 11' 09") or (4.93m x 3.58m)

Excellent principle bedroom with two upvc double glazed windows with window seats, carpeted flooring, spotlights.

Bedroom 2 (15' 11" x 8' 00") or (4.85m x 2.44m)

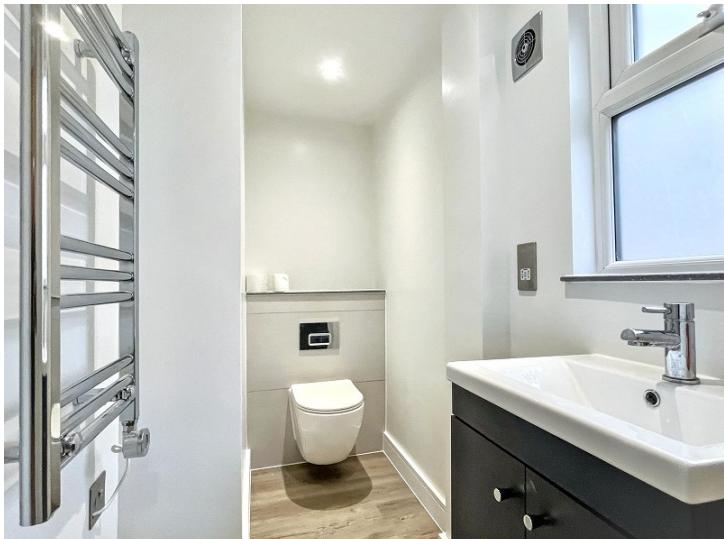
Upvc double glazed window to rear. Part-vaulted ceiling. Spotlights. Carpeted flooring.

Bedroom 3 (10' 10" x 8' 03") or (3.30m x 2.51m)

Another double bedroom with upvc double glazed window to front with window seat. Carpeted flooring. Spotlights. Loft access.

Family Bathroom (10' 02" x 8' 09") or (3.10m x 2.67m)

Fabulous four piece family bathroom, notable for its lantern skylight, large walk-in shower cubicle, dual sinks over a vanity unit, WC and separate bath. Heated towel radiator. Spotlights.





Gated Driveway & Gardens

The driveway is accessible through secure electric gates, to a parking area suitable for several vehicles in front of the double garage.

The landscaped gardens wrap around the front, side and rear, with a mixture of lawn and stone paved seating areas to enjoy the sunshine!

Double Garage (19' 06" x 17' 05") or (5.94m x 5.31m)

Electric door to front. Solar Panel controls and battery. Upvc double glazed window and door to the side leading to the rear garden. Access to:

Office (10' 05" x 6' 02") or (3.18m x 1.88m)

A separate room within the garage that could be used as an office or a utility room. Spotlights.

W.C.

Opposite the office, within the garage. WC, wash basin over a vanity unit.





Material Information

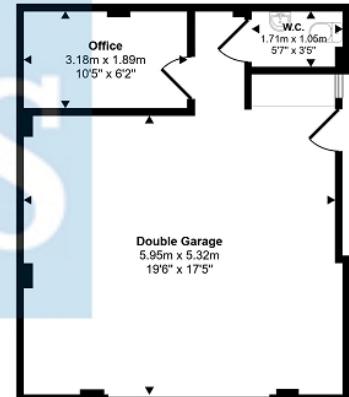
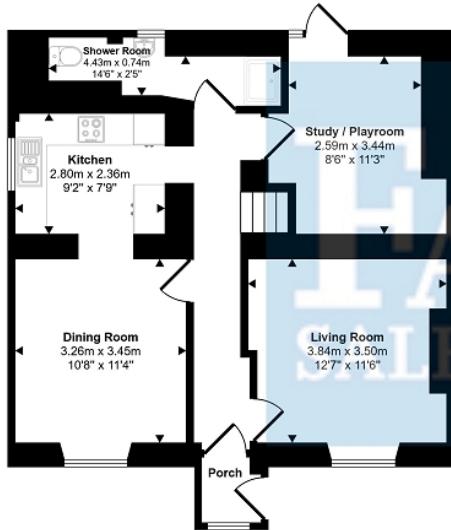
This property has the benefit of solar panels and a battery to help reduce living costs and environmental impact.

The property has been completely renovated and extended by the developer. If you have any questions regarding any aspect of the work that has been done, our client will be happy to comment.

We await the EPC and confirmation of the council tax band.



Approx Gross Internal Area
173 sq m / 1864 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Clauses:

Tenure: Please verify with your legal adviser before proceeding with a purchase.

Measurements: All measurements are approximate.

Details: Every care has been taken to ensure that these details are correct, but their accuracy cannot be guaranteed and prospective purchasers should satisfy themselves as to their accuracy. If you require clarification of any part of these details please contact the branch, especially if you are travelling a long distance to view this property. These details do not constitute a contract or part of a contract