

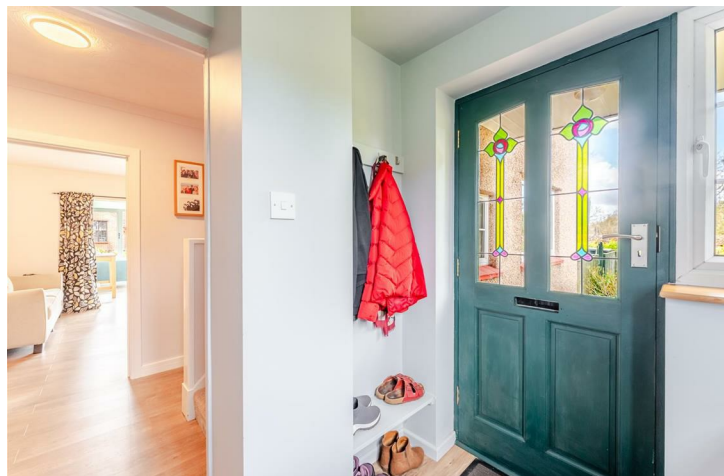
3 Barrows Close Churchill BS25 5ND

£450,000

marktempler

RESIDENTIAL SALES





**Property Type**

House - End Terrace



**How Big**

1241.40 sq ft



**Bedrooms**

3



**Reception Rooms**

3



**Bathrooms**

1



**Warmth**

Gas central heating



**Parking**

Off street and garage



**Outside**

Front & rear



**EPC Rating**

B



**Council Tax Band**

C



**Construction**

Traditional



**Tenure**

Freehold

A simply wonderful three-bedroom home, thoughtfully refined, beautifully cherished, and ideally placed within one of the village's most sought-after and serenely peaceful closes. Tucked away in the quiet embrace of Barrows Close, number three is a delightful three-bedroom end-of-terrace house, occupying a superb south-facing position that welcomes sunshine throughout the day. The property has been treasured by the same owner for over twenty-five years, and its condition is a testament to the exceptional care and affection that radiates through every room. Stepping inside, a sense of warmth and tranquillity unfolds immediately. A practical porch, complete with built-in storage, and a welcoming hallway lead into a beautifully proportioned sitting room. This is an inviting space that offers comfort and calm in equal measure. At the heart of the home lies the elegant kitchen/breakfast room, thoughtfully designed to provide ample storage and work surface space, and enhanced with contemporary fittings, creating a sociable environment perfect for cooking, gathering and unwinding. Flowing seamlessly beyond is the glorious sun room, a standout feature where natural light pours through, a truly enchanting space that effortlessly blends indoors with outdoors, offering a serene setting to relax with a book, host friends, or enjoy the gentle glow of the south-facing garden throughout the seasons. A useful utility room and cloakroom complete the ground floor, offering welcome everyday practicality. Upstairs, the home continues to delight with three beautifully arranged bedrooms, each with its own charm and flexibility. Peaceful and inviting, the rooms are perfectly suited to family living, guest accommodation, or the creation of a quiet home office. A modern shower room completes the first floor, and the internal accommodation on offer.

The south-facing garden is a true highlight of the home, offering an exceptional sense of space and an outlook that feels both open and wonderfully private. Stretching out behind the property, the garden is laid mainly to lawn and framed by mature hedging and established planting, creating a beautifully green and tranquil setting. The wide expanse of open sky allows sunlight to flood the garden throughout the day, while thoughtfully maintained borders and soft landscaping add colour and structure without detracting from the feeling of openness. Towards the far end, a greenhouse sits neatly to one side, perfect for those who enjoy gardening or growing their own produce, and the surrounding planting beds provide further opportunities for those with green-fingered ambitions. A large patio is accessed from the sunroom, providing a wonderful spot to sit and take in the wonderful surroundings. The front garden offers a wonderfully welcoming introduction to the home, beautifully arranged to create a sense of space, privacy and greenery from the moment you arrive. A sweeping lawn forms the heart of the garden, gently framed by mature trees, established shrubs and well-tended planting that provides year-round colour and texture. The curved pathway leads gracefully towards the house, softening the approach and adding to the garden's natural charm. A large driveway provides off-street parking for several vehicles, while a stone-built garage and workshop provide additional, practical space.

Churchill can be found just off the A38 and fringes both the Chew Valley and Mendip Hills. This picturesque village enjoys schools, public houses and Churchill Academy & Sixth Form. For those looking to commute, the A38 offers easy access to Bristol Airport (6.4 miles) and Bristol City Centre (15 miles), with convenient motorway connections at Junction 20, 21 and 22 of the M5. Ideal for those who commute by train, since Yatton train station (4.9 miles) has frequent links to Devon and Cornwall one way and to Bristol Temple Meads and beyond the other.







## Beautifully presented home in a sought after location within Churchill



### HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

proof of identification – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. Proof of funding – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.

Proof of chain – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral Fee £270, Foxfield - Conveyancing Referral Fee £270, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heroes South West – Mortgage Advisors Referral Fee 25% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge.



## About this property

**TENURE**  
Freehold

**UTILITIES**  
Mains electric  
Mains gas  
Mains water  
Mains drainage

**HEATING**  
Gas-fired central heating

**BROADBAND**  
Ultrafast broadband is available with the highest available download speed 1000 Mbps, and the highest available upload speed 1000 Mbps.

This information is sourced via checker.ofcom.org.uk, we advise you make your own enquiries.

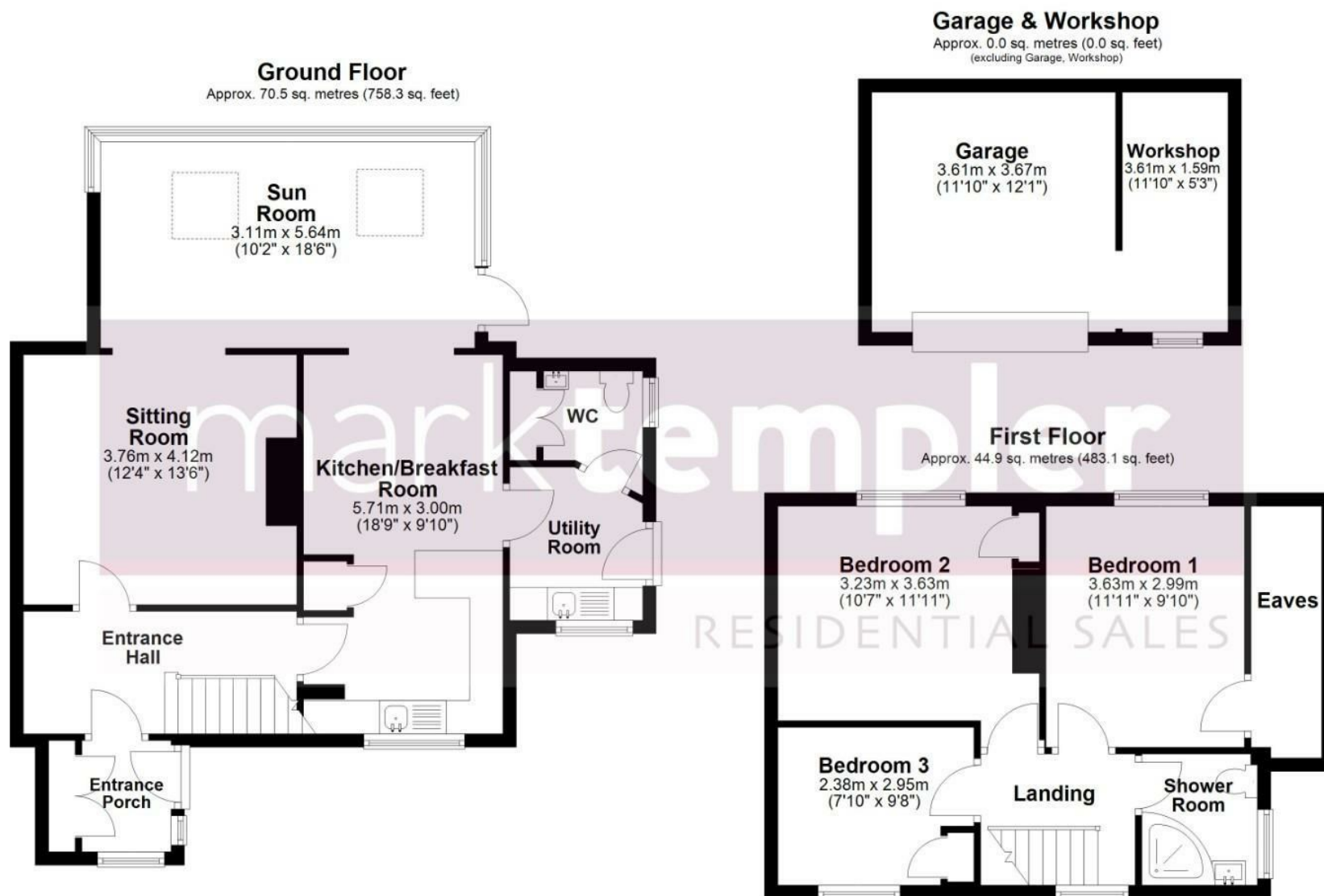
**PLANNING PERMISSION**  
There are pending and approved planning permissions within the local area, we advise you make your own enquiries at [planning.n-somerset.gov.uk/online-applications/](https://planning.n-somerset.gov.uk/online-applications/) or [map.n-somerset.gov.uk/dande.html](https://map.n-somerset.gov.uk/dande.html). and <https://planning.n-somerset.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RBQ36FLPLXU00> , and, [https://planning.n-somerset.gov.uk/online-applications/files/8B91BAFAE00DA2AA321CD5B1FE98E515/pdf/22\\_P\\_11\\_LANDSCAPE\\_MASTERPLAN-3377579.pdf](https://planning.n-somerset.gov.uk/online-applications/files/8B91BAFAE00DA2AA321CD5B1FE98E515/pdf/22_P_11_LANDSCAPE_MASTERPLAN-3377579.pdf)

If an information source is not named, then it has been provided by the sellers of the property and is accurate to the best of knowledge.



For the latest properties and local news follow [marktempler residential sales](#), Yatton on:





Total area: approx. 115.3 sq. metres (1241.4 sq. feet)

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. Plan produced using PlanUp.

Mark Templer Residential Sales and any joint agents wish to make the following clear: (i) They have no authority to make or give representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances, or measurements provided are approximate. The text, photographs, and plans are for guidance purposes only and may not be comprehensive. It should not be assumed that the property has all required planning permissions, building regulations, or other consents. Mark Templer has not tested any services, equipment, or facilities. Purchasers are advised to satisfy themselves through inspection or other means. (iii) In accordance with the Consumer Protection from Unfair Trading Regulations, please note that the working condition of services or kitchen appliances has not been verified by the agents. However, at the time of preparing these particulars, we were informed that all were in working order. Any items described within these property details are not automatically included within any sale and would need to be