



Birchcroft
Station Road, Sandford, BS25 5RA

debbie fortune



Birchcroft Station Road Sandford Winscombe BS25 5RA

A handsome and substantial five bedroom detached house situated in the popular village of Sandford with is excellent local amenities and well-regarded primary school.

- Incredible impressive four/five bedroomed family home
- Exceptional south facing garden with private gated driveway and single garage
- In all nearly 2,600 sq ft of accommodation
- Possibility to extend to the rear and create a larger kitchen (subject to planning permission)
- Two well-appointed bathrooms
- Spacious linked living and dining room with triple aspect
- 21-foot garden room overlooking south facing lawn
- Close to popular Sandford Primary School and Churchill Academy
- EPC rating C

Price £625,000

DESCRIPTION

A handsome and substantial five bedroom detached house situated in the popular village of Sandford with is excellent local amenities and well-regarded primary school.

Birchcroft is an outstanding and versatile family home that is set in a generous level plot with exceptional future potential if desired. Approached via electronic wrought iron gates providing excellent security for small children, pets and the property itself, a beautiful herringbone paved driveway provides ample parking for a good number of vehicles and also leads to an attached garage and a further drive to the side of the house.

Entering the property into the attractive reception hallway there is a practical ceramic tiled floor and a traditional wooden staircase rising to the first floor. To the left of the hallway lies the impressive, linked living and dining room which enjoys a fantastic triple aspect and features a lovely brick-built inglenook fireplace with electric fire, French doors that lead out to a substantial conservatory/garden room, and spot lights to the ceiling. A further reception room on the ground floor provides a perfect home office/playroom or perhaps a fifth bedroom.

The kitchen is a charming traditional affair, fitted with a substantial range of matching Oak wall and base units, complemented by a solid granite countertop with an inset Belfast sink and mixer taps and a stylish tiled splashback. There is space for a large 'Rangemaster style oven', an American style fridge/freezer, plumbing for a dishwasher and recessed spotlights. It is worth noting that, if desired, an extension to increase the size of the kitchen is possible subject to the necessary planning consents.

Finally, completing the ground floor accommodation is a handy ground floor bathroom and the aforementioned garden room which provides a breath-taking view over the rear garden towards the Mendip Hills beyond.

On the first floor arranged off a spacious landing area, ideal for a snug or perhaps a home office, are the four double bedrooms, including a magnificent master bedroom which includes fitted wardrobes to two walls and huge potential to add an en-suite. The further three bedrooms all share use of a large family bathroom which is fitted with a smart contemporary bathroom including a chic clawfoot bath and quality period style white suite.

Outside, the property is blessed with an exceptional south facing rear garden which is not only incredibly impressive in terms of its size, but also offers huge scope for those with green fingers to create their own vegetable garden or landscaped oasis for their family to enjoy. There is also more than ample space to add outbuildings, sheds, workshops or even another smaller dwelling (subject to the necessary consents).

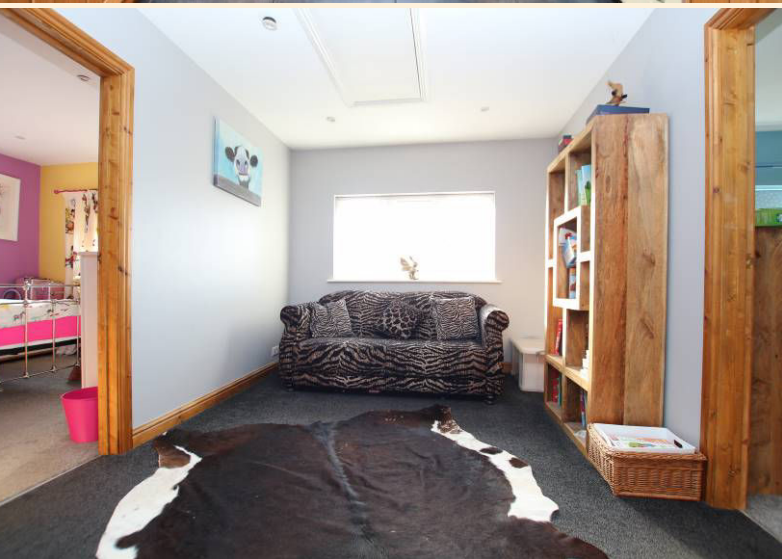
SITUATION

Sandford is a convenient and highly favoured village nestled in the beautiful North Somerset countryside. It is well served by local facilities, including a church, village store with a café, primary school (www.sandfordprimary.org) which has recently had an outstanding 'Ofsted' report, and a recently redeveloped pub and restaurant. Secondary schooling is available at nearby Churchill Academy and Sixth Form Centre (www.churchill.n-somerset.sch.uk) which has recently been awarded 'Outstanding' by Ofsted and 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.

DIRECTIONS

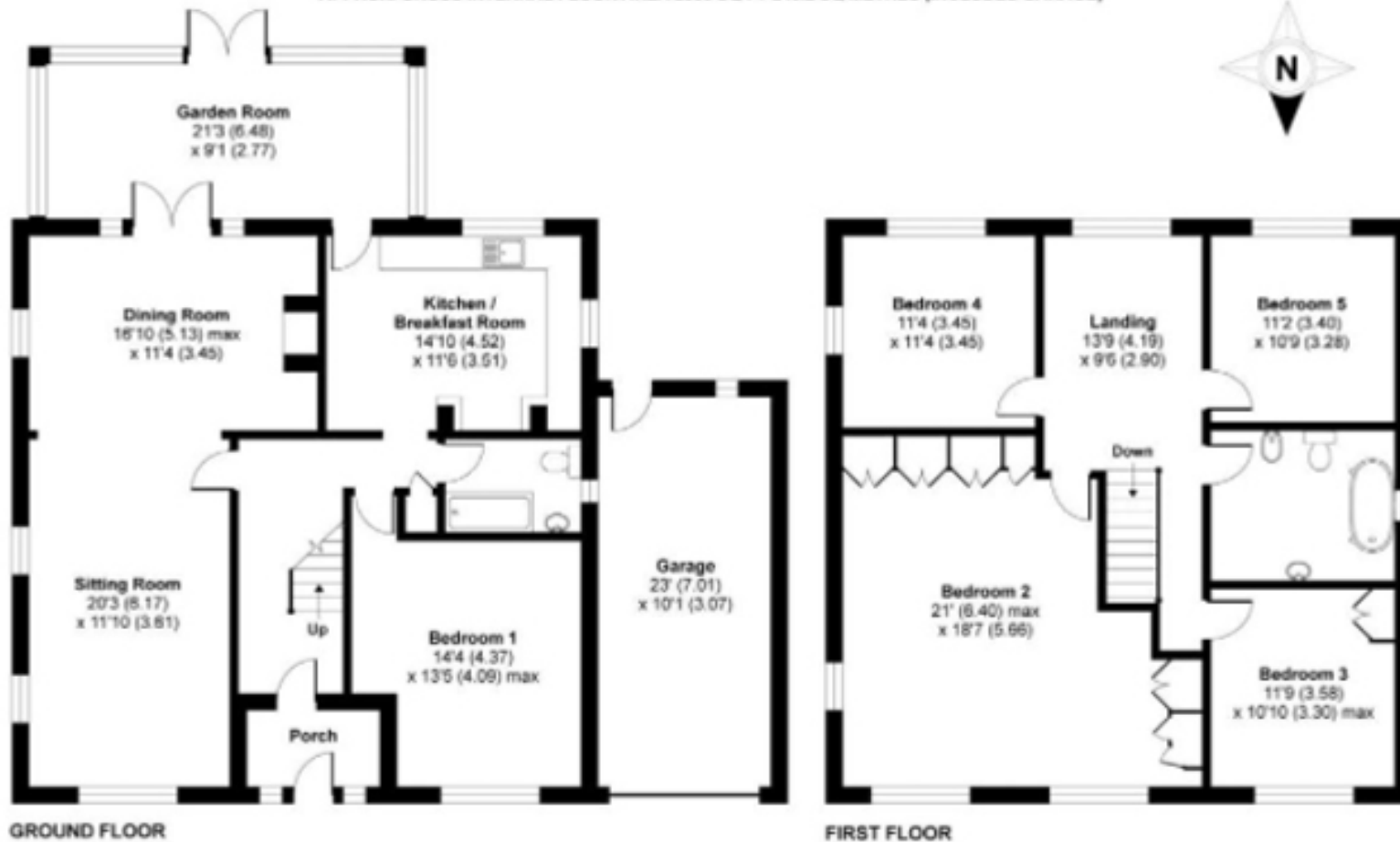
Travelling through Sandford on the A368 from Churchill traffic lights, pass GAB on the right and Sandford Primary School; continue as if you are leaving the village towards the direction of Thatcher's Cider makers and nearly opposite on your left-hand side set behind wrought iron gates is Birchcroft.

We have noticed ... It is incredibly rare to find a house of such great proportions with an incredibly generous garden, and still lots of potential.



Station Road, Sandford, BS25

APPROX. GROSS INTERNAL FLOOR AREA 2586 SQ FT 240.2 SQ METRES (INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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