



**14 Warren View**  
**Churchill, Winscombe, BS25 5AP**

**Robin King** | Estate Agents

## 14 WARREN VIEW, CHURCHILL, WINSCOMBE, BS25 5AP

**A luxurious and stylish 3 bedroom detached executive home with tandem garage and driveway parking and a wonderful enclosed rear garden in a new development between Churchill and Langford on the edge of the Mendip Hills**

- Approx 980 sq ft beautifully appointed accommodation
- High quality fixtures and fittings throughout, with excellent energy efficiency
- In catchment for “Outstanding” Churchill Academy and Sixth Form
- Mainline railway services within 6 miles - direct services to Bristol (16 mins), Paddington (114 mins)
- Weston-super-Mare – 6.5 miles / Bristol Airport - 6.5 miles / Bristol – 16.5 miles

Recently constructed by the highly regarded developers Newland Homes, and further enhanced by the vendors, 14 Warren View is situated at Mendip Gate, a delightful development of just 40 sustainable homes at the gateway to the Mendip Hills Area of Outstanding Natural Beauty.

The property combines a traditional feel with contemporary style and convenience, creating a wonderful family home. The fresh, neutral décor, good sized windows and excellent ceiling heights throughout the property add to the sense of space. The spacious dual aspect lounge includes a side window and a wide bay window overlooking the front. There is a useful understairs cupboard and contemporary cloakroom, and beyond is a utility/laundry cupboard with plumbing for a washing machine and space above for a condenser tumble dryer. The kitchen/dining room is a highlight of the property, with a good range of high gloss wall and base units including deep pan drawers and an attractive “dresser” style unit to one side. High quality integrated appliances include a dishwasher, a Zanussi fridge/freezer and a NEFF double oven and 5 ring gas hob with overhead extractor. Light floods in through the French doors that open from the dining area onto the garden beyond, and zoned lighting gives a sense of definition to the room into kitchen and dining areas.

Upstairs the 3 bedroom accommodation is arranged off a central landing which includes a useful airing cupboard. Overlooking the rear garden is a double bedroom and a large single bedroom that is currently being used as a home office. The principal bedroom incorporates a superb walk-in wardrobe and stylish en-suite shower room. Similar to the family bathroom, there is a rain shower plus additional handset along with a heated towel rail and all sanitaryware is high quality Villeroy & Boch. A convenient feature upstairs is a separate, independently controlled heating thermostat, allowing a different temperature to be set if required. This is just one feature that has contributed to the excellent A grade energy performance rating: others include 8 solar panels, thermostatic radiator valves, “A” rated integrated appliances and high-performance insulation to roof, ground floor and external walls.



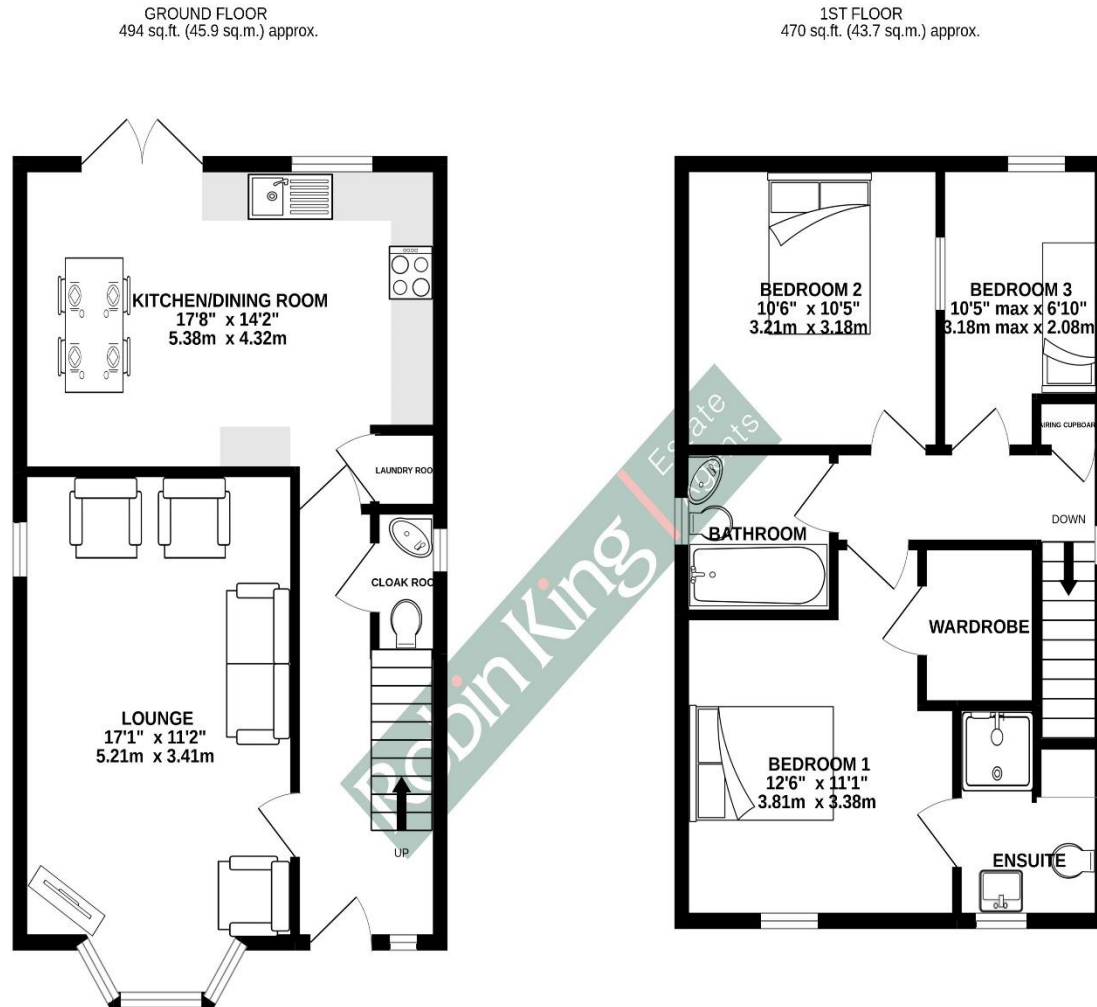


**Outside** – to the front of the property is a neatly block paved parking area with tandem garage beyond. A gently sloping path leads to the front door, past the pretty front garden that is laid to lawn with some planted shrubs and a tree. The rear garden has been beautifully designed and landscaped by the vendors, with neatly planted borders, a shed neatly tucked into a recess, a good sized lawn and an attractively curved gravelled area, ideal for pots. A wide flagstone terrace runs across the back of the property, creating a lovely place to sit and enjoy the surroundings or for al fresco dining. There is also useful rear access to the garage, which includes rafters for overhead storage and includes a light and power supply. A gated path runs along the right side of the property, from front to back, providing useful access.

**Location** - Churchill offers a modern medical practice, primary schooling, local social and shopping facilities including a village store and post office, and nearby there are various pubs, a petrol station with mini-market. The “Outstanding” Churchill Academy and Sixth Form is within 1 mile. Nearby villages of Congresbury and Winscombe provide additional facilities, and Yatton (approximately 6 miles distant) has a good range of additional facilities including a mainline railway station with direct services to Bristol (approx. 16 minutes) and London Paddington from 114 minutes.

**Important Notice:**

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property



TOTAL FLOOR AREA : 980sq.ft. (91.0 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**DIRECTIONS** – From our office take the High Street B3133 and bear left along Stock Lane and continue to the roundabout. Take the second exit onto the B3133 and right onto the A38 Bristol Road. Go past the Stage & Hounds pub to the right and past The Churchill pub and Winston Manor B&B to the left. The entrance to Mendip Gate is a little further beyond, on the left. Turn left at the T junction and follow the road around to the right and the property is the 3<sup>rd</sup> along, on the right hand side.

**SERVICES** – All mains services are connected. Energy efficient gas condenser combi boiler. Wiring has been installed to provide an electric car charging point if required.

**LOCAL AUTHORITY** – North Somerset District Council – Tel 01934 888144 **COUNCIL TAX BAND** - D £2050.81 (2023/24) **EPC RATING** - A

**Agents' Note** – all properties at Mendip Gate are members of the Estate Management Company, residents have the opportunity to become a committee member. An annual service charge is applicable – for the period 01.04.2022 – 31.03.2023 it is £253.12. This covers maintenance and upkeep of planted areas, grounds and trees including grass and hedge cutting, managing agents fee etc. Further details are available on request.



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