



debbie fortune
ESTATE AGENTS



35 Beech Road

Shipham



35 Beech Road, Shipham, Somerset, BS25 1SA

£585,000

- A beautifully appointed detached dormer bungalow
- Glorious rear garden with exceptional panoramic views over the surrounding countryside
- Four/Five bedrooms including superb master suite
- Single garage and generous off-street parking
- Popular edge of village cul de sac

An absolutely stunning detached chalet style home, located in a peaceful and well-regarded road on the western fringes of the village.

SITUATION

Shipham is an Area of Outstanding Natural Beauty (AONB) and a highly sought after village, nestled in the picturesque Somerset countryside. It is well served by first, middle and senior schools and is much sought after by those commuting to Bristol, as it offers all the advantages of rural living with many bridleways and footpaths, including the West Mendip Way which crosses the parish providing ready access to the hills and Mendip plateau, where there are extensive views across the Bristol Channel to the Welsh coast and Brecon Beacons beyond. Indeed, it is very well positioned for local transport links and the M5 motorway which is accessible via junction 20 at Clevedon, junction 21 at St Georges and junction 22 at Edithmead. Village facilities are available, including butcher/stores, garage, public house and further shopping facilities at nearby Winscombe and Cheddar. The new village hall (with its stage, sports hall, function rooms and kitchen) is a popular centre for a broad range of community events and activities for all ages. Private sector schooling is close by at Sidcot and the Downs School at Wraxall is within easy reach, as are Wells Cathedral School and Millfield. In the state sector, Kings of Wessex School (www.kowessex.co.uk) is nearby and for sports and recreational amenities, Churchill Academy is a drive away. The surrounding area is excellent riding country and is sure to appeal to equestrian enthusiasts and walkers. There is an international airport at Lulsgate and access to the mainline railway station at Yatton.

DIRECTIONS

Taking the A38 south from the Churchill traffic lights continue up the hill passing the turning on your left for Rowberrow, take the next left into Shipham just after the petrol station. Just after the entrance for the village hall on your right you will find Beech Road on your left. Number 35 is on the left hand side towards the top of the road.

PROPERTY INFORMATION

Tenure – Freehold

Council tax band – E



DESCRIPTION

Occupying a generous plot with gardens to both the front and rear, the property has been stylishly and sympathetically improved in recent years to create what is now a wonderful bespoke contemporary home full of light and modern features.

Approaching the house there is ample parking on a neat brick paved driveway for two/three cars and even a motorhome with a single garage beyond. To the side of the drive is pretty lawned garden which has beautifully planted rockery borders full of colour and fragrance.

The property has two principal entrance doors, one of which leads to the entrance hallway and a second that conveniently leads to a passageway that also connects to an internal door to the garage, to the kitchen and the sunroom beyond.

To the left-hand side of the property there is a chic decked seating area, perfect for al-fresco dining or indeed sheltering from the mid-day sun. Entering the house into the attractive hallway, the living room is to the left and extends to the full width of the property with a superb triple aspect a large picture window looking out over the stunning rear garden. For the winter months there is a feature fireplace that also provides a homely focal point to the room. To the side of the living room French doors lead through to superb garden room, which double as a formal dining room for family gatherings.

The kitchen is a sharp modern affair fitted with soft grey shaker style units and finished with a crisp white countertop. The kitchen features twin eye level ovens, a gas hob and some integrated appliances. A thoughtfully positioned opening above the countertop allows borrowed light from the living room to flood into the kitchen, and a side door leads out to the passageway to the garage.

To the front of the ground floor are two generous double bedrooms, and there is a third large single, which could also be utilised as a home office or study if desired. The ground floor bedrooms share use of a beautifully appointed shower room with contemporary fixtures.

Occupying the entire developed space on the first floor is the master bedroom, formally two separate bedrooms, our current vendors opened the two rooms into one exceptional suite, which includes a spacious dressing area, and a plush en-suite bathroom with an elegant clawfoot bath and traditional white suite. There is access to large loft area which has further potential to create extra rooms subject to the necessary consents.

To the rear of the house is the most exceptional landscaped garden with beautiful flower packed borders, a pretty raised ornamental pond, several discrete sitting areas, raised vegetable beds and a wonderfully positioned decked area at the rear of the garden that enjoys incredible views over the stunning countryside to the rear as far as the Bristol Channel and on a clear day Wales in the distance. A sweet summer house occupies a lovely, shaded spot and shares the same exceptional views over the surrounding fields and countryside.

EPC rating D

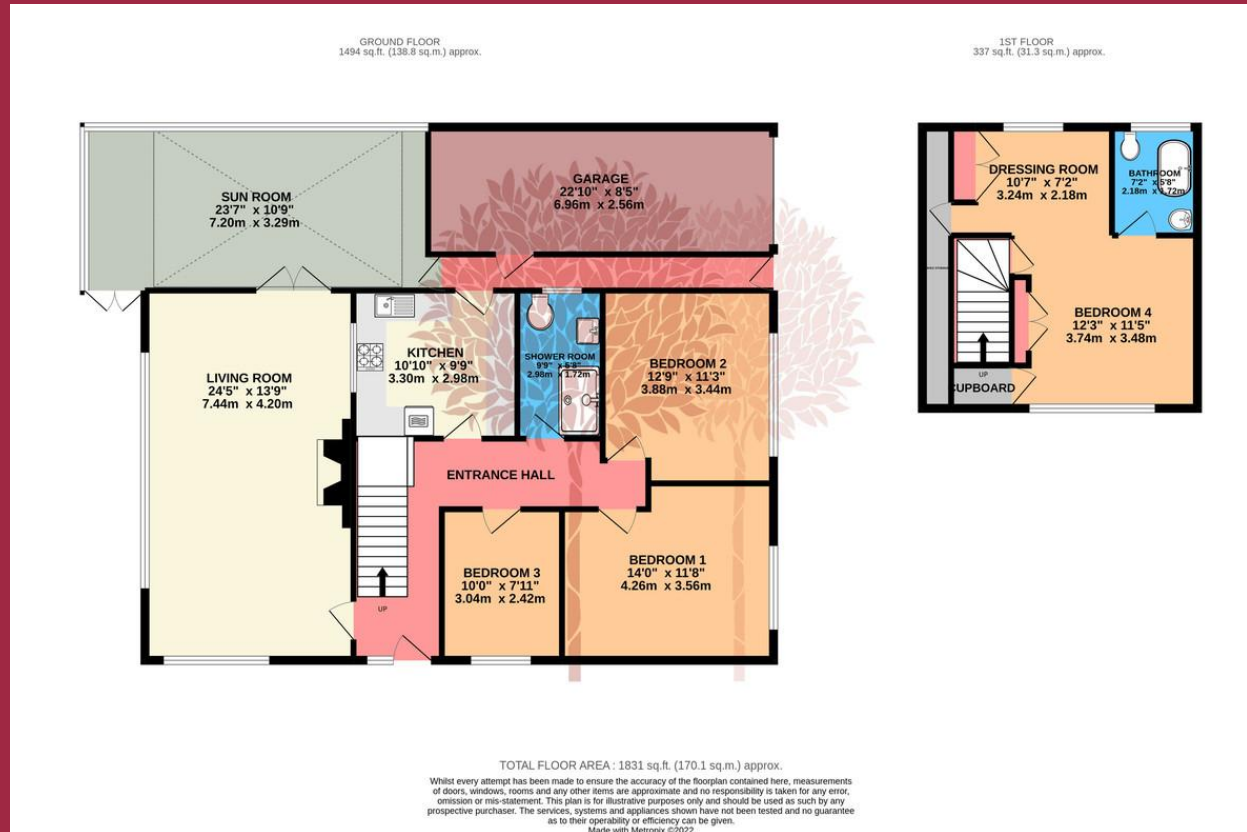
Our vendor says... There is nothing more peaceful and relaxing at the end of the day, than sitting outside the summer house with a glass of wine watching a beautiful sunset! The views of the Mendip hills and over to Wales just add to the tranquillity.

We have noticed... A light filled and deceptively spacious family home with the most incredible garden and views. A wonderful turn key opportunity in this highly desirable Mendip Village





Floorplan



debbie fortune
ESTATE AGENTS

T: 01934 862370

E: salesadmin@debbiefortune.co.uk

Bridge House, High Street, Congresbury, Bristol, BS49 5JA

www.debbiefortune.co.uk

1. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2. No person in the employment of or agent of or consultant to Debbie Fortune estate agents has any authority to make or give any representation or warranty whatsoever in relation to this property. 3. Measurements, areas and distances are approximate, floor plans and photographs are for guidance purposes only and dimensions, shapes and precise locations may differ. 4. It must not be assumed that the property has all the required planning or building regulations consent and that appliances referred to in the details are in safe and working order.