



The Woodlands
66 Greenhill Road, Sandford, Winscombe, BS25 5PB

Robin King | Estate Agents

THE WOODLANDS, 66 GREENHILL ROAD, SANDFORD, WINSCOMBE, BS25 5PB

A deceptively spacious family home with a 2-storey triple garage with development potential, ample driveway parking and a superb enclosed rear garden set in over half an acre in a secluded location in a popular Somerset village

APPROX 3,858 SQ FT FLEXIBLE ACCOMMODATION • SECLUDED GATED LOCATION WITH REARWARD VIEWS TOWARDS THE MENDIP HILLS • GENEROUS ROOM SIZES THROUGHOUT • DUAL ASPECT SITTING ROOM WITH INSET WOODBURNER • SPACIOUS KITCHEN/DINING ROOM • FAMILY ROOM/SNUG • LARGE UTILITY/BOOT ROOM • HOME OFFICE • GENEROUS DOUBLE BEDROOMS– ONE WITH ADDITIONAL SITTING/GAMES ROOM OFF AND PRINCIPAL WITH EN-SUITE SHOWER ROOM • FAMILY BATHROOM • 2 LARGE ROOF ROOMS PLUS STORAGE • 2-STOREY TRIPLE GARAGE WITH DEVELOPMENT POTENTIAL IF REQUIRED • LARGE FRONT GARDEN AND AMPLE PARKING • GENEROUS ENCLOSED REAR GARDEN • ACCESS TO M5 WITHIN 5 MILES AT JCT 21 • YATTON STATION WITHIN 5.4 MILES – BRISTOL WITHIN 16 MINS/PADDINGTON FROM 114 MINS

The Woodlands has been a much-loved, substantial family home for the past 25 years, and is coming to the market for the first time since new. Positioned in a secluded location, tucked away off Greenhill Road, at the end of a short roadway (shared by 6 dwellings), the property sits near the centre of a good sized plot. There is a pretty garden to the front including ample parking plus a triple garage, and a large enclosed garden to the rear with views towards The Mendip Hills beyond.

The house is well proportioned, with a central stone porch leading to the front door and impressive entrance hall beyond. The living accommodation is arranged around the entrance hall, with a large dual aspect sitting room to the right that runs from front to back of the house. Features include exposed ceiling beams and a smart stone fireplace inset with a wood burner, and there are wonderful garden views to front and rear. French doors open onto the terrace running across the back of the house, and on to the garden beyond. There is an additional family room/snug to the left of the entrance hall, which could also be used as a dining room, playroom or an office to work from home.





The very spacious kitchen/dining room is a highlight of the property, fitted with granite work surfaces and a good range of wall and base units including a central island incorporating 2 fridges and storage. Inset within a brick inglenook is a large range cooker, and there is a dishwasher. The large dining area includes French doors opening onto the terrace beyond, ideal for entertaining and al fresco dining.

Off the kitchen is a separate hallway, including a spacious laundry/utility/boot room with stable door access to the rear garden, plus space for a washing machine and a tumble dryer in addition to work surfaces and storage cupboards. There is a large downstairs cloakroom, and beyond is an additional reception room recently used as an office to work from home, but could be a play room or family room. This part of the house has separate front door access, useful for anyone working from home who might wish to receive clients/visitors without any disturbance to the rest of the house, or other occupants.

The first floor bedroom accommodation is arranged around a spacious galleried landing. The principal bedroom includes an en suite shower room and good wardrobe space. Another double bedroom has an additional large room off with a Velux window and under eaves storage, which offers good flexibility and could combine to form a sitting room/bedroom for a dependent relative or perhaps an en-suite. In addition to a spacious airing/laundry cupboard, there are 2 further double bedrooms and a stylish family bathroom, with a free-standing slipper bath and separate shower enclosure.

On the second floor there is a generous storage cupboard in the middle of the room in addition to a wide landing area. To either side are 2 further rooms, one of which has previously been used as a home office and the other as a hobby room.

Outside – The property is accessed via an automated 5 bar gate, with separate pedestrian gate, onto the driveway that leads around to the large parking area and triple garage. The pretty front garden includes lawned areas bordered by neatly clipped topiary hedges, and a variety of mature trees and shrubs. Stone steps lead up to the stone porch. The block paved parking area in front and to the side of the triple garage accommodates a number of vehicles.





The triple garage offers potential for development subject to the necessary permissions, with electrically operated up and over garage doors and an upstairs workshop/storage room accessible by an external wooden staircase to one end, plus an internal staircase down to the garage at the opposite end. There's access either side of the house to the enclosed rear garden, which was originally an orchard and still includes 3 apple trees in addition to a wide range of mature trees, hedges and shrubs. Bordered by neat hedges to the sides and trees to the end, the garden is generously proportioned and mainly laid to lawn.

LOCATION - Sandford village has a church, primary school, shop, popular Thatchers Railway Inn public house and a village hall. The nearby village of Winscombe provides a more comprehensive range of amenities, with a good range of shops and a public house. Junction 21 of the M5 is within 5 miles for access to Bristol and beyond and mainline railway services are available within 5.4 miles from Yatton station (journey times to Bristol from 16 minutes, London Paddington from 114 minutes). The property is in the catchment area for the "Outstanding" Churchill Academy and Sixth Form and private schooling is available at nearby Sidcot or Bristol.

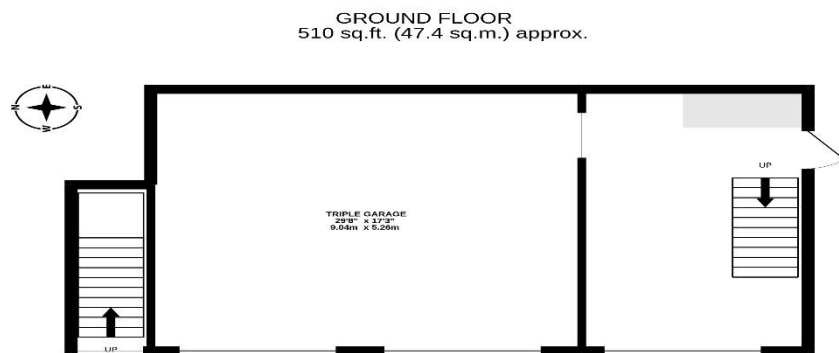


DIRECTIONS – From our office turn right onto the High Street B3133 and continue along to the Brinsea Road, turning right onto Brinsea Batch. Continue onto King Road, which turns into Church Lane. Turn left onto Churchill Green and then right onto Hillier’s Lane. At the end turn right onto A368 Dinghurst Road, which becomes Greenhill Road. Continue past the right turn to Greenhill Lane and GAB Garden Machinery on the right. The property is at the top end of a shared access lane (for 6 properties) on the left hand side, between numbers 72 and 62.

SERVICES – All mains services are connected

EPC RATING - C

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – Council Tax Band E £2,393.78 (2022/23) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



TOTAL FLOOR AREA : 1020 sq.ft. (94.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the description 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.
Made with Metropac 10/2022



1 The Cross, Broad Street, Congresbury, North Somerset Tel: 01934 876226 Email: post@robin-king.com Web Address: www.robin-king.com
Also at Mayfair Office, Cashel House, 15 Thayer Street, LONDON W1U 3JT and National Homes Network, 67/69 George Street, LONDON, W1U 8LT