



Woodland View
Dolberrow, Churchill, Bristol, BS25 5NS

Robin King | Estate Agents

WOODLAND VIEW, DOLBERROW, CHURCHILL, BRISTOL, BS25 5NS

A deceptively spacious and beautifully presented 4/5 bedroom, 3 bathroom detached family home in a large plot with a private enclosed rear garden, ample driveway parking and a garage in a tucked away location convenient for access to Bristol and beyond

APPROX 1,676 SQ FT FLEXIBLE, WELL PROPORTIONED ACCOMMODATION INCLUDING GROUND FLOOR BEDROOMS & BATHROOMS • ELECTRIC CAR CHARGING POINT • IN CATCHMENT FOR “OUTSTANDING” CHURCHILL ACADEMY & SIXTH FORM • YATTON STATION 5.9 MILES – PADDINGTON FROM 114 MINS • BRISTOL AIRPORT 7 MILES • CENTRAL BRISTOL 15 MILES • WONDERFUL WOODLAND VIEWS & WALKS FROM THE DOORSTEP

Woodland View has been the subject of a comprehensive programme of extension and refurbishment by the current owners, who have created a superb family home providing very flexible accommodation to suit a variety of needs. All works have been completed with meticulous attention to detail and the beautifully presented property could be mistaken for a show home, with everything in excellent order.

Woodland View occupies a good sized plot, with a large gravelled parking area to the front, in addition to the garage. The front door opens into the generous hallway with a stylish vertical radiator and low maintenance wood-effect laminate flooring. To the left is the ground floor bedroom accommodation and a smart family bathroom. Overlooking the front is a generous single bedroom (which could also provide a great office for working from home) plus a deceptively spacious double bedroom. The dual aspect principal bedroom overlooks the gardens to the side and rear and incorporates a fitted wardrobe with sliding doors, in addition to a stylish en-suite shower room with black slate tiles and curved shower enclosure. The spacious family bathroom is beautifully presented, with a glazed walk-in shower plus a large deep bath and heated towel radiator.

To the right of the entrance hall is the generous dual aspect sitting/dining room, where light pours in through the bay window overlooking the front garden and 2 windows to the side. There is ample room for a couple of large sofas and a large dining table, and the space feels welcoming and well proportioned.

The kitchen/breakfast room off the sitting/dining room is a highlight of the property, recently installed and incorporating a good range of duck egg blue base units and a stylish vertical radiator. There is an integrated Smeg dishwasher and room for a washing machine, a large range cooker and a fridge/freezer. A breakfast bar to one end incorporates useful storage and provides somewhere to eat or to





simply sit and enjoy the surroundings. French doors open onto the large terrace off the kitchen and the garden beyond, ideal for entertaining and alfresco dining.

Upstairs the bedroom accommodation is arranged off a sunny central landing with a wide window providing views over the rear garden. There are two generous double bedrooms, arranged either side of a stylish contemporary bathroom with a screened shower over the bath.

Outside – the property sits behind a mature evergreen laurel hedge, with a large gravelled parking area to the front. The garage accommodates one car and to one side is a car charge point. Gated flagstone and gravelled paths wrap all the way around the house, providing useful access to the rear garden, which is mainly laid to lawn, bordered by a sturdy new fence. A wooden deck in one corner provides a superb area for alfresco dining and the surrounding mature trees and bushes give a good sense of privacy and a feeling of being at one with nature. Nearby bridleways and footpaths provide access to the wonderful surrounding countryside of the Mendip Hills, an Area of Outstanding Natural Beauty.

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

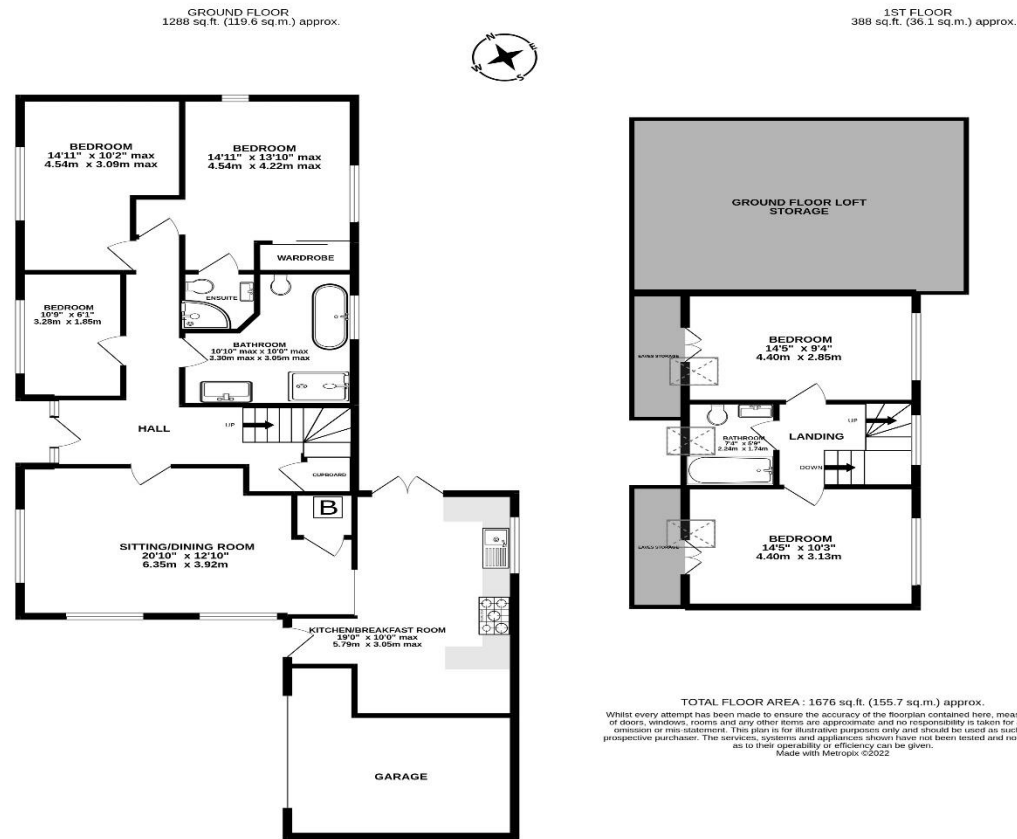


DIRECTIONS – on leaving Robin King’s office turn right on to the High Street and continue through the village along the road (which becomes Stock Lane) towards Langford. At the mini roundabout take the 2nd exit, past the petrol station, then turn right on to the A38 and continue straight on at the traffic lights towards Taunton and Bridgwater. Go past Skinners Lane on the left and look out for the row of terraced houses on the left, opposite a grassy hillside. Having passed the 2 car parking areas on the left, take the gentle left turn onto Dolberrow, which runs parallel to the A38. Woodland View is the 2nd property on the left, behind a laurel hedge.

SERVICES – All mains services are connected **EPC RATING - C**

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144

COUNCIL TAX BAND C £1822.94 (2023/24) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



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