



6 Enderleigh Gardens
Churchill, Winscombe, BS25 5NU

Robin King | Estate
Agents

6 ENDERLEIGH GARDENS, CHURCHILL, WINSCOMBE, BS25 5NU

A substantial 4 bedroom detached family home with good sized enclosed gardens, integrated double garage and ample driveway parking in a select residential cul de sac location convenient for access to Bristol and beyond

APPROX 2,003 SQ FT FLEXIBLE ACCOMMODATION • 1ST PROPERTY IN TUCKED AWAY CUL DE SAC TO COME TO THE MARKET SINCE 1980S CONSTRUCTION • CHURCHILL PRIMARY SCHOOL AND “OUTSTANDING” CHURCHILL ACADEMY & SIXTH FORM EACH WITHIN 1 MILE • BRISTOL AIRPORT 6.3 MILES/BRISTOL 12.6 MILES/ ACCESS TO M5 JCT 21 WITHIN 7 MILES • MAINLINE RAILWAY SERVICES WITHIN 2.7 MILES AT YATTON – PADDINGTON FROM 114 MINS (ALL APPROX)

A much-loved family home for over 38 years, and coming to the market for the first time since construction, 6 Enderleigh Gardens is a substantial family property set in a good sized plot in a highly regarded, secluded residential cul de sac, where no other properties have been sold since their construction in the mid-1980s.

The property provides good sized, free-flowing space with a good balance of living and bedroom accommodation. A highlight of the property is the spacious kitchen/breakfast room, with room for a large breakfast table and lovely views over the back garden and towards the surrounding hills. Fitted with a good range of wooden wall and base units, there is space for a dishwasher, fridge/freezer and cooker with ceramic hob. Off the kitchen is a large utility/laundry/boot room with wall and base units and a sink, and space for a washing machine and tumble dryer. A stable door provides direct garden access, and another door opens into the large integrated double garage with electrically operated up-and-over doors.

The dining room is another generously sized room, overlooking the rear garden, and opposite there is a family room/snug that would also make an excellent office to work from home. Also on the ground floor is a cloakroom and storage cupboard, in addition to an ample storage area under the stairs. The very spacious dual aspect sitting room with brick chimney breast and open fireplace is another highlight of the property, with lovely rear garden views through the large conservatory that opens onto the terrace and garden beyond.

The bedroom accommodation is well proportioned, arranged off a central landing, with one bedroom overlooking the front and the other 3 the rear, all with lovely views over the surrounding countryside, and 3 with integrated wardrobes. The principal bedroom incorporates a large en-suite bathroom, and there is also a generous family bathroom with a bath and large separate shower enclosure, and





access to a useful storage area beyond.

Outside – in addition to the large block paved drive is a neatly fenced area accommodating the oil tank, bins and gardening equipment, and a separate wooden gate opens onto the enclosed rear garden. The well maintained front garden to the front of the property is laid mainly to lawn with smartly clipped low hedges, and wraps around the front and side of the house and on through wooden gates to the rear garden. The rear garden is mainly laid to lawn, with gently curving herbaceous borders filled with a good variety of plants for year-round interest and colour. Various terraced areas provide wonderful sites for outdoor dining and entertaining, or to simply sit and enjoy the surroundings. To one side of the garden, through a trellised arch, is a large vegetable garden area with a shed and greenhouse.

Location - Churchill offers local shopping and social facilities including a 24-hour petrol station and mini-market and there is a large, modern medical practice in the village. Primary schooling is available close by,

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



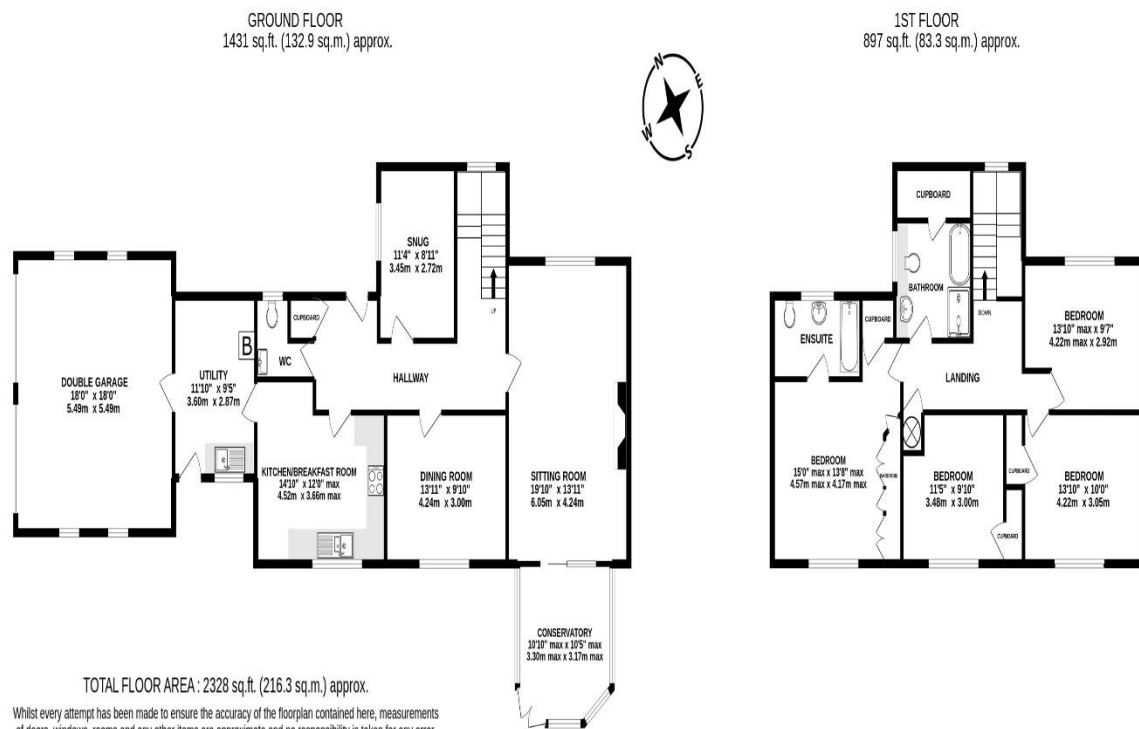
along with the “Outstanding” Churchill Academy and Sixth Form. The local villages of Congresbury and Winscombe provide a more comprehensive range of shops and amenities. Bristol and Weston-super-Mare are within easy commuting distance with a regular bus service available. Nearby public footpaths and bridleways provide access to wonderful walks in the surrounding countryside and Mendip Hills, designated an Area of Outstanding Natural Beauty.

DIRECTIONS – on leaving Robin King’s office, turn right on to the High Street and continue through Congresbury, out of the village, towards Langford. Continue to the mini roundabout, turn right then right again on to the A38. Continue to the Churchill traffic lights and go straight ahead onto New Road. Look out for the lamp posts on the left hand side of the road: counting the one near the fish and chip shop as the first lamp post, Enderleigh Gardens is on the left hand side, just before the 3rd lamp post, with a telephone junction box on the left hand side of the junction. Enderleigh Gardens is divided into 2 distinct carriageways – take the right hand carriageway and Number 6 is the 2nd property on the right, with generous block paved parking to the front.

SERVICES – Oil central heating, mains drainage

EPC RATING - D

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – **Council Tax Band G** £ £3,256.27 (2022/23) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



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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