



Yew Tree House
Front Street, Churchill, Winscombe, BS25 5NB

Robin King | Estate Agents

YEW TREE HOUSE, FRONT STREET, CHURCHILL, WINSCOMBE, BS25 5NB

A beautifully presented 4/5 bedroom detached family home with flexible accommodation, enclosed rear garden, single garage and ample parking, with wonderful views over surrounding countryside and towards the Mendips in a tucked away location in a popular residential area, convenient for access to Bristol and beyond

APPROX 1,908 SQ FT FLEXIBLE ACCOMMODATION • STYLISH, WELL FITTED CONTEMPORARY KITCHEN • DOWNSTAIRS EN-SUITE DOUBLE BEDROOM, IDEAL FOR A DEPENDENT RELATIVE • ENCLOSED, PROFESSIONALLY LANDSCAPED REAR GARDEN • GARAGE AND AMPLE PARKING • TUCKED AWAY LOCATION IN A POPULAR RESIDENTIAL AREA, CONVENIENT FOR ACCESS TO BRISTOL AND BEYOND • WALKING DISTANCE TO “OUTSTANDING” CHURCHILL ACADEMY & SIXTH FORM • DIRECT MAINLINE RAILWAY SERVICES WITHIN 4.8 MILES FROM YATTON STATION – PADDINGTON FROM 114 MINS • JCT 21 M5 WITHIN 6.6 MILES, JCT 20 WITHIN 8.9 MILES • CENTRAL BRISTOL 14.8 MILES (all approx.)

Tucked away off Front Street, Yew Tree House provides well planned, substantial family accommodation in a popular location convenient for access to Bristol and beyond. The house is accessed via a driveway shared with 3 other properties, with parking in front and to the right hand side of the single garage, plus a gravelled area to the front of the house.

Yew Tree House is deceptively spacious, with well balanced family accommodation. Upon entry the useful coat/boot lobby area opens into the main reception hallway. To the right of the hall is the family room/snug and is used as an occasional bedroom by the vendors, with a double sofa-bed. Beyond is another double bedroom, currently also used as a home office.

To the left of the entrance hallway is the stylish kitchen, fitted with quartz work surfaces, Karndean flooring, a contemporary vertical radiator and a good range of grey wall and base units including deep pan drawers. Integrated appliances include a dishwasher and a NEFF oven with 4-ring AEG gas hob above, and there's space for a large American style fridge/freezer.





The utility room off the kitchen has a sink and storage cupboards plus space for a washing machine and an under-counter freezer (or perhaps a tumble dryer). A door provides direct access to the garden to the side, with raised vegetable beds and a greenhouse.

The kitchen leads to the generous dining room, which accommodates a sofa to sit and enjoy the surroundings in addition to a large table. A door opens into the spacious sitting room, with a decorative fireplace (fitted with a gas tap, should a gas fire be required) and a wide patio door providing access to the professionally landscaped curved dining terrace and the garden beyond.

Also overlooking the rear garden is a spacious double bedroom, with an en-suite shower room, ideal for a dependent relative or guests. There is also a smart downstairs cloakroom with white tiles and a storage cupboard, that was previously a shower, for which the plumbing/waste is still in situ, if required.

The upstairs accommodation is arranged off an airy double height landing, with 2 good sized double bedrooms either side of the smart family bathroom. One roomy double bedroom overlooks the rear garden, with wonderful views over surrounding fields and to the Mendip hills. The principal bedroom is at the front of the house, with an en-suite shower, and concealed access via a “false” fitted wardrobe to additional storage and an adjacent boiler/storage room with under eaves storage.

Outside – in addition to the garage there is ample parking to the front of the property, which has a low maintenance gravelled area. To one side is a greenhouse and access to the side of the house, where there are various raised beds for vegetables, plus a pond. The rear garden is mainly laid to lawn with borders including some established shrubs, bushes and trees including a Braeburn apple. The garden has been professionally landscaped recently, creating a smart curved dining terrace and a neat path to the large wooden summerhouse, fitted with electricity, that makes a wonderful place to sit and enjoy the surroundings, but could also be used as a games





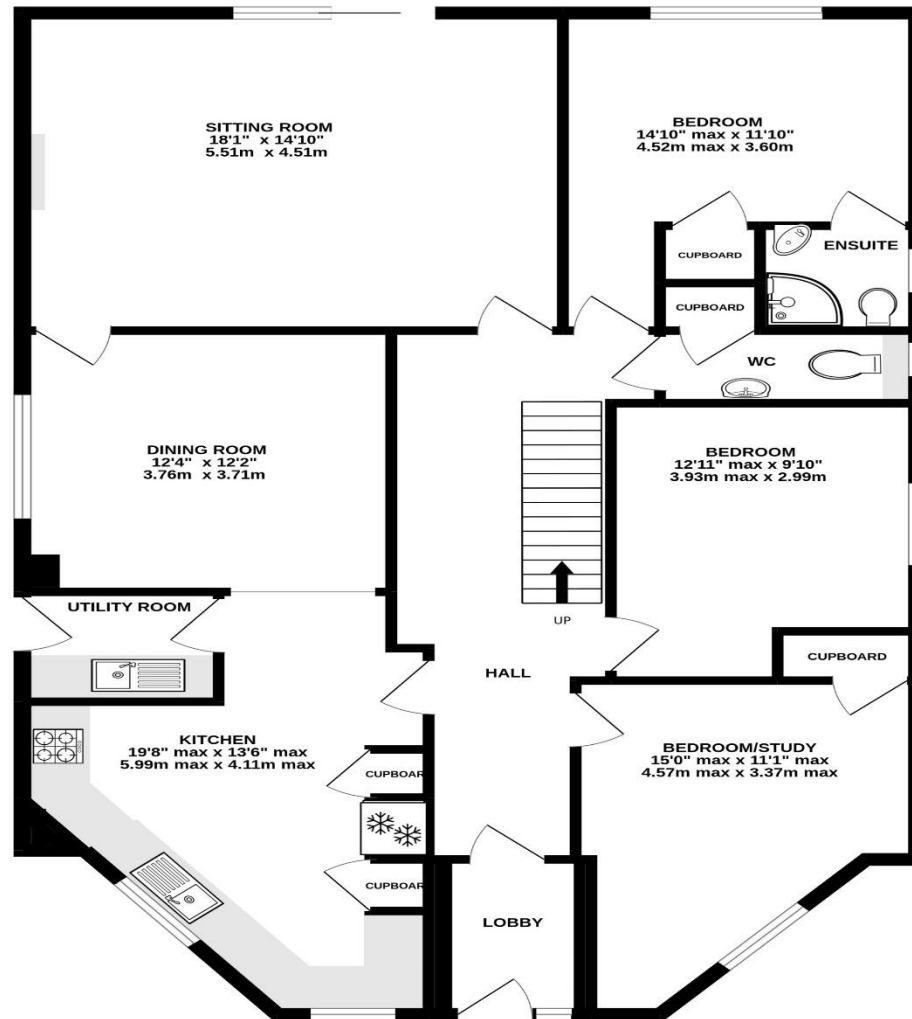
room or perhaps an additional office to work from home if required. The path leads round the side of the house to a useful storage area including a tool shed.

Location - Churchill village offers local shopping and social facilities including Churchill Stores almost opposite the property, plus a 24-hour petrol station and mini-market along with a large, modern medical practice, a village shop with post office and various pubs. Churchill C of E Primary School is within 1.4 miles of the property and senior schooling is approximately 0.4 miles away at the “Outstanding” Churchill Academy and Sixth Form. The nearby villages of Congresbury and Winscombe have a more comprehensive range of shops and facilities and further shopping is available within 8 miles at Weston super Mare. M5 Junction 21 (St George’s) is within 6.6 miles for access to the west country and Bristol, some 15 miles distant. Bristol International airport is within 7.2 miles and mainline railway services to London Paddington (travel times from 114 minutes) are available at the village of Yatton (approx 4.8 miles). The countryside around offers many activities including wonderful walking, riding, sailing, fishing and golf and nearby is Mendip Activity Centre for outdoor pursuits including a dry ski slope.

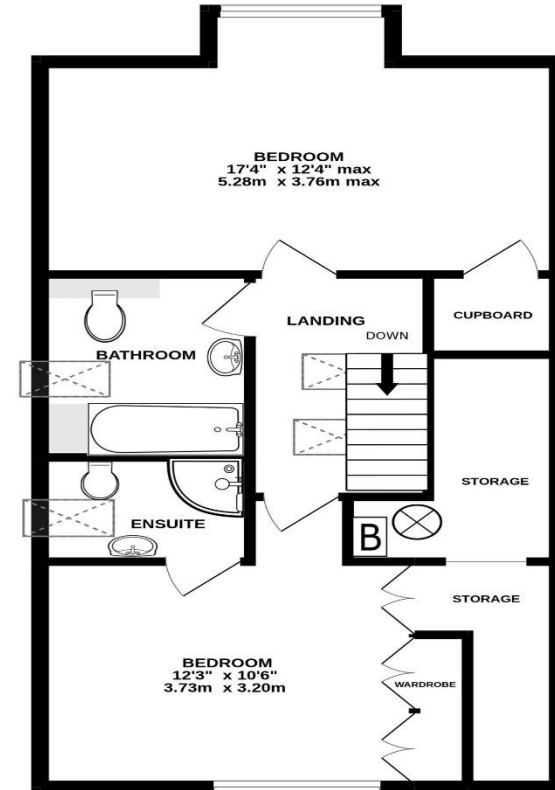




GROUND FLOOR
1308 sq.ft. (121.5 sq.m.) approx.



1ST FLOOR
600 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 1908 sq.ft. (177.3 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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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 – From our office take B3133 High Street through Congresbury village, turning right after approx. 1.1 miles onto Brinsea Batch, which then becomes King Road and then Church Lane. At the end, by Churchill Academy & Sixth Form, turn left onto Churchill Green, which becomes Front Street. Continue to the Churchill Stores and the turning to the shared driveway to Yew Tree House is a little further beyond on the right hand side. The property is at the end of the driveway, on the right hand side. **AGENT'S NOTE** - The garage/parking in front of Yew Tree House is shared with one other property: the left hand garage with parking in front is owned by a neighbouring property. Yew Tree House owns the right hand garage and parking in front and to the right hand side of the garage.

SERVICES – All mains services are connected

EPC RATING - C

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – **Council Tax Band** F £2,822.09 (2022/23) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



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