



27 Glovers Field
Shipham, Winscombe, BS25 1ST

Robin King | Estate
Agents

27 GLOVERS FIELD, SHIPHAM, WINSCOMBE, BS25 1ST

2 bedroom bungalow in need of update in a good sized plot with ample driveway parking, car port and garage plus a large enclosed rear garden, in a popular North Somerset village on the edge of the Mendips

Approx 904 sq ft including a good sized kitchen/diner and a spacious sitting room • Opportunity to create a superb family home • In catchment for Kings of Wessex School • Popular village with thriving community • Overlooking surrounding countryside, in an AONB • Mainline railway services within 7.1 miles at Yatton – Paddington from 114 mins • Access to M5 within 7.6 miles at Jct 21 • Bristol Airport 8.4 miles • Central Bristol 16 miles

27 Grovers Field is a 2 bedroom bungalow in a good sized plot in a popular residential location on the edge of the Mendips. The property is now in need of updating, and offers a great opportunity to create a superb home.

The house sits off Grovers Field, with ample driveway parking to the front, in addition to a car port and garage. There is a sheltered porch entrance, opening onto a spacious central hallway with a useful storage/coat cupboard.

To the right, the generous dual aspect sitting room has lovely front garden views through the large window. A stone hearth with a “wood burner” style gas fire and wooden mantelpiece provides a focus to the room, and there are useful wooden shelves to one side.

Beyond the sitting room is a bedroom currently arranged as a study/hobbies room, with a desk and shelving in addition to a wardrobe and an additional cupboard, plus a boiler cupboard.

The spacious dual aspect kitchen/diner overlooks the rear, with an extensive range of wall and base units plus pantry and storage cupboards. There’s a ceramic hob and integrated oven with space for a dishwasher, and a glazed door provides access to the side passageway leading to the front and back gardens.

There is a neatly fitted shower room with a large corner enclosure. The principal bedroom is a good size, with fitted wardrobe and views to the rear.





Outside – immediately to the rear of the property is a large area of hard standing, with 2 large wooden sheds and rear door access to the garage. Beyond is a surprisingly large garden, laid mainly to lawn with established shrubs, trees and bushes, all providing great scope for the keen gardener.

Location - Shipham is a pretty village situated on the western edge of the Mendip Hills in a designated Area Of Outstanding Natural Beauty, some 15 miles south of Bristol and within easy reach of the M5 and Bristol airport. The village has a school, pub, award winning butcher/general store/newsagent, garage, church and village hall. Kings of Wessex School is nearby with private schooling at Sidcot. A more comprehensive range of amenities can be found in the nearby villages of Winscombe and Cheddar.



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

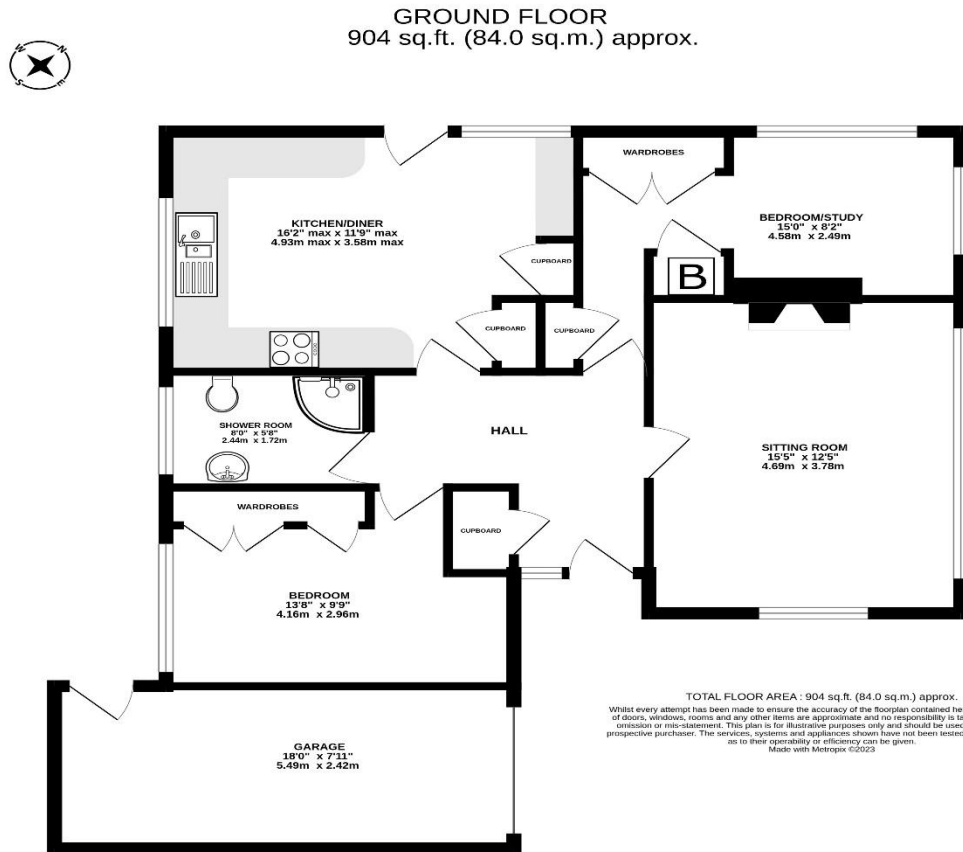
DIRECTIONS – From the A38 heading from Churchill towards Shipham turn left onto New Road and go past Shipham Village Hall on the right. Turn left onto North Down Lane and continue up the hill, past the right hand turnings to Fair Hill and North Down Close. At the Give Way sign continue straight over onto Lipiatt Lane then take the first right onto Barn Pool. Glovers Field is the first left turning as the road bears around to the right, and no 27 is the first property on the right with driveway parking, a car port and a garage.

LOCAL AUTHORITY – Sedgemoor Council – Tel– 0300 3037800

SERVICES – All mains services are connected

EPC RATING - D

COUNCIL TAX BAND - D £2034.69 (2023/24) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



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