



Westering, Church Road, Redhill, Bristol, BS40 5SG

## Westering, Church Road, Redhill, Bristol, BS40 5SG

- Semi Detached with Countryside Views
- Open Plan Kitchen/Dining Room
- Cosy Sitting Room with Feature Fire Place
- Utility Boot Room
- Four Bedrooms
- Family Bathroom plus Shower Room
- Front Garden and Rear Courtyard
- Ample Parking
- Detached Garage
- Council Tax Band D



### **GREAT FAMILY HOME!!**

Elevated from the road giving far reaching views towards the Mendip Hills.

The property has a open plan kitchen/Dining room with a modern Wren Kitchen. There is a separate utility boot room with a shower room and loo.

The cosy sitting room has dual aspect with a feature fire place. Upstairs we have 4 bedrooms and a modern family bathroom.

Outside there is plenty of parking and a detached garage.

The front garden is well stocked with mature borders and a lawn.

To the rear we have a private court yard ideal for enjoying a glass of wine with friends and family. This property really must be seen to fully appreciate what it has to offer!!

**Redhill** is a highly sought after village situated in an elevated position in the beautiful North Somerset countryside. Local facilities include a pub, church, village hall and social club. There is also a recreational field with a children's play area. In the nearby village of Wrington, there are great restaurants, pubs, shops, doctor, dentist, chemist and a vet as well as a well-supported primary school with secondary schooling is available at nearby Churchill Academy and Sixth Form Centre ([www.churchill.n-somerset.sch.uk](http://www.churchill.n-somerset.sch.uk)) both of which have recently been awarded 'Outstanding' by Ofsted. Churchill Academy benefits from a modern sports complex available to the general public. Children in the village of Redhill are currently provided with transport daily to and from Wrington Primary School with further schooling in Bristol, Wraxall and Chew Magna. Riding, walking, fishing, sailing and dry-skiing are just some of the activities available within a few miles. Redhill is within easy commuting distance of the City of Bristol and the seaside town of Weston-super-Mare. All transport link bases are covered with easy access to the motorway network via the M5 and M4, access to the rail network at nearby Yatton station and air travel via Bristol International Airport.

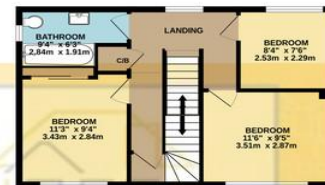




GROUND FLOOR  
808 sq.ft. (75.3 sq.m.) approx.



1ST FLOOR  
473 sq.ft. (43.9 sq.m.) approx.



2ND FLOOR  
234 sq.ft. (21.7 sq.m.) approx.



JOANNA TILEY  
ESTATE AGENTS

TOTAL FLOOR AREA : 1515 sq.ft. (140.8 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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## ROOM MEASUREMENTS

### FIRST FLOOR

KITCHEN/DINING ROOM: 17'4" x 15'0"

SITTING ROOM: 17'4" x 11'7"

### SECOND FLOOR:

BEDROOM: 11'3" x 9'4"

BEDROOM: 11'6" x 9'5"

BEDROOM: 8'4" x 7'6"

BATHROOM: 9'4" x 6'3"

### THIRD FLOOR:

BEDROOM: 17'1" x 7'9"

GARAGE: 16'2" x 18'4"

UTILITY ROOM: 8'7" x 8'4"

SHOWER ROOM: 5'6" x 5'5"

LOO: 5'2" x 3'3"



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