



Greenleaves

Mead Lane, Sandford, Winscombe, North Somerset, BS25 5RG

Robin King | Estate Agents

GREENLEAVES, MEAD LANE, SANDFORD, WINSCOMBE, NORTH SOMERSET, BS25 5RG

A spacious and versatile 3 double bedroom detached house with an attractive garden, garage and rural views set in the heart of a popular North Somerset village with good amenities

Approx 2,233 sq ft of flexible accommodation • 3 double bedrooms • Spacious kitchen/breakfast room • Opportunity for 4th bedroom SSTP • South facing garden with far reaching rural views • Ample parking and detached garage • Solar panels and mechanical heat recovery system • Access to the M5 within 5.4 miles at Junction 21 • Bristol Airport 8.1 miles • Mainline railway services available within 6.3 miles from Yatton station – Paddington from 114 minutes • No onward chain

Greenleaves, originally a single storey residence was extended in 2006 to create a lovely 2 storey home with spacious, flexible accommodation. Set in a quiet residential location on a plot just under 0.25 of an acre it has far reaching views across the valley towards wooded hills and the church in Banwell beyond. Added to this it offers driveway parking and a detached garage with workshop/storage space.

Entry through a covered porch is straight into a welcoming hallway with a practical boot/coat room to the left and an office with views over the garden to right. The large, fully fitted kitchen/breakfast room beyond has a space for a table, a fridge, an integrated oven and a Rayburn range which brings cosy warmth to this space. Opposite the kitchen is a downstairs cloakroom with shower together with a separate utility room with sink, space for a washing machine and access to the garden.

Returning to the hall a step leads up to the fantastic, roomy sitting/dining room with a coal effect gas fire, off of which is a light filled garden/day room perfectly positioned to maximise the views over the garden and countryside beyond. To the right is another dual aspect reception/bedroom with glorious views to the surrounding countryside with an adjoining Jack and Jill toilet through to another large double bedroom.

Upstairs there is a further double bedroom and two huge storage rooms that SSTP could become a further generous double bedroom. In addition, there is a family bathroom with storage and heated towel rail.





Outside – Greenleaves sits within a plot approaching 0.25 of an acre and has a large garage with workshop area to the rear together with ample driveway parking. The front garden is mainly lawned with several mature trees and pretty borders. To the rear is an attractive lawned garden with far reaching views to the surrounding countryside. A paved terrace outside the garden room provides the perfect spot to sit and relax and enjoy the surroundings. For the keen gardener there is also a greenhouse, shed, kitchen garden and vegetable patch.

Location – The village of Sandford has a church, primary school, shop, popular Thatchers Railway Inn public house and an active village hall and is within the catchment for the well regarded Churchill Academy & Sixth Form. Further amenities are available nearby in Winscombe village, with a good range of shops and a public house. Access to the M5 is within 5.4 miles at Junction 21 and mainline railway services are available within 6.3 miles from Yatton station – Paddington from 114 minutes

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 the B3133 High Street, going through Congresbury village and after 1.1 miles turn right onto Brinsea Batch, which becomes King Road and then Church Lane. At the end, by Churchill Academy & Sixth Form, turn left onto Churchill Green and then take the first right onto Hillier's Lane. At the end turn right onto the A368 Dinghurst Road and continue for approx. 1.4 miles. Turn right into Mead Lane and Greenleaves is approx. 200 yards on left.

SERVICES – All mains services

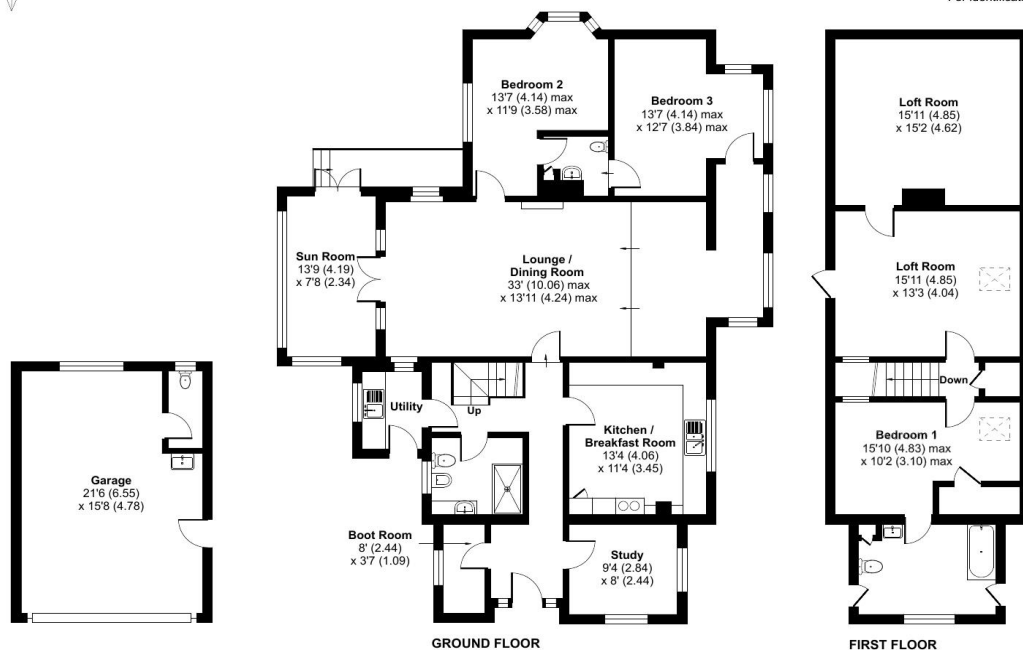
EPC RATING – D


LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144

COUNCIL TAX BAND E £2517.40 (2023/24) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

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Approximate Area = 2233 sq ft / 207.4 sq m
Garage = 337 sq ft / 31.3 sq m
Total = 2570 sq ft / 238.7 sq m
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrlchecom 2023. Produced for Robin King LLP. REF: 1043846

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