



Grey Close
Top Road, Shipham, Winscombe, BS25 1TB

Robin King | Estate Agents

GREY CLOSE, TOP ROAD, SHIPHAM, WINSCOMBE, BS25 1TB

A flexible, detached 4 bedroom, 2 bathroom home nestled in the heart of a popular village on the edge of the Mendips with magnificent far-reaching views towards the Severn Estuary.

Approx 1,804 sq ft of accommodation • Central village location with far reaching views • 2 bathrooms • Carport and off street parking • Lovely private garden • In catchment for Kings of Wessex School, Cheddar • Mainline railway services within 7.1 miles at Yatton – Paddington from 114 mins • Access to M5 within 8 miles at Jct 21 • Bristol Airport 7.6 miles (All distances approx.)

Grey Close is a split-level 2 storey property that was built in the 1960's on the site of a former Methodist Chapel – the walls of which are still used as the property's rear boundaries. This lovely home has been cleverly designed to maximise the magnificent far-reaching views towards the Severn Estuary and, in the far distance, Wales. Nestled in a gorgeous central village location with a flexible floor plan, off street parking and a pretty garden it would make an ideal family home.

Entering the property through the front door there is a cloakroom immediately ahead with practical storage for coats and shoes. To the right is the kitchen/dining room; a dual aspect room with views on the one side of pasture land and woods and to the other towards Weston. Fully fitted with a range of floor and wall units and beautiful wood and Corin worktops there is an integrated fridge, Bosch twin ovens and microwave. There is also ample space for a large dining table and French doors that open onto a dining terrace immediately outside; perfect for entertaining or a summer BBQ.

Returning to the hallway immediately ahead is an attractive, open plan sitting room with a floor to ceiling window framing the panoramic view. A stone fireplace with inset wood burner and quarry tiled hearth makes an inviting and cosy space to relax and enjoy the view. Beyond the sitting room is a study and large double bedroom with fitted wardrobes, both again with lovely aspects.

Moving upstairs to the first level there are another two large bedrooms and a bathroom with shower. This floor also has a spacious utility room with practical stone flooring together with space for a freezer and washing machine. It also has a door to the rear garden.

The second floor houses the principal suite comprising of a large dual aspect bedroom where one is really able to appreciate the views over to Wales. There is also a separate family bathroom with bath.





Outside – Grey Close is fully enclosed by an attractive stone boundary. To the front is a lawned area with mature flower beds and trees including roses, Acer, Laburnum, flowering cherry and a productive cherry plum hedge. There is also a kitchen garden with raised beds and paving which is easily accessible from the utility room which runs round into the car port. There are also a further two off street parking spaces immediately in front of the property.

Location – Shipham is a pretty village situated adjacent to the Mendip Hills National Landscape Area Of Outstanding Natural Beauty, some 15 miles south of Bristol and within easy reach of the M5, Bristol airport and mainline railway services at Yatton. 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 – take the A38 southbound and turn left on to New Road (signposted to Shipham), after ½ mile turn left to Hollow Road and then immediately right to Hind Pitts. Stay on Hind Pitts until the first cross street where you will need to turn left on to Top Road. Grey Close is on the right.

SERVICES – All mains services

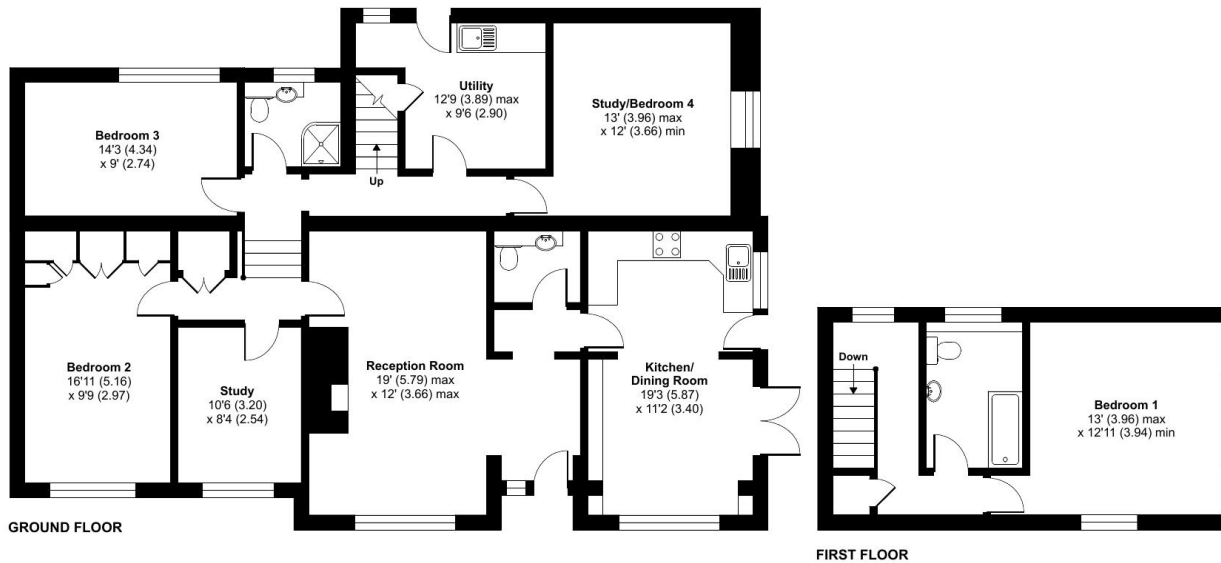
EPC RATING – D

LOCAL AUTHORITY – Somerset Council – **COUNCIL TAX BAND E** £2,486 (2023/24) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

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Approximate Area = 1804 sq ft / 167.5 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). © rnichecom 2023. Produced for Robin King LLP. REF: 1064513

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