



Touchwood
Front Street, Churchill, North Somerset, BS25 5NG

Robin King | Estate Agents

TOUCHWOOD, FRONT STREET, CHURCHILL, NORTH SOMERSET, BS25 5NG

A 2 bedroom, 2 bathroom single storey residence with driveway parking, double garage which is tucked away in the heart of the popular village of Churchill, convenient for access to Bristol and beyond.

Approx 1,300 Sq Ft Accommodation • 2 Bedrooms And 2 Bathrooms • Large Conservatory And Garden Room • Double Garage And Driveway Parking • Set Centrally In Plot • Central Village Location • Within Catchment For Churchill Academy & Sixth Form • Access To M5 Within 8.3 Miles At Jet 21 • Bristol Airport 6.2 Miles • Mainline Railway Services Within 4.9 Miles At Yatton – Paddington From 114 Mins • Superb Nearby Walks And Outdoor Activities Available In The Surrounding Mendip Hills

Touchwood is tucked away in a lovely quiet location on Front Street in Churchill. Set back from the road it offers flexible single storey accommodation, a good sized garden and a huge double garage. The home offers no onward chain and has the potential for extension (STPP).

Entry via the front door is into a spacious and airy garden room with tiled floor and solid ceiling with a fan. Small steps up to French doors opening up to the roomy sitting room which has a stone fireplace with electric fire and overlooks a conservatory to the rear.

To the left is the kitchen/breakfast room with views over the garden and with space for a table. It has a fitted kitchen area with a range of units together with space for a washing machine, an eye level double oven and electric hob. A large archway opens out to a substantial conservatory with tiled flooring which has recently been re-roofed, and overlooks the garden.

To the right with loft access and an airing cupboard, is the inner hallway off of which lies the principal bedroom. Overlooking the front garden it has very generous proportions with plenty of room to create a separate dressing area. It also has an en-suite shower room.

Bedroom 2 which is another double, has fully fitted wardrobes and fitted dressing table.

Completing the accommodation is a family bathroom with 3 piece suite.





Outside – Touchwood has a paved driveway with ample space for parking. A small front lawn is framed by pretty mature trees. Gates to the left give access to the back garden which is mainly paved. It also has greenhouse and a pond together with a small lawned area. To the left is the garage which is not only suitable for two cars but could also provide workshop space and for the car enthusiast incorporates a pit for repairs.

Location - Churchill offers local shopping and social facilities including a 24-hour petrol station and mini-market and there is a large, modern medical practice in the village. Primary schooling is available close by, along with the well regarded Churchill Academy and Sixth Form. The local villages of Congresbury and Winscombe provide a more comprehensive range of shops and amenities. Bristol and Weston-super-Mare are within easy commuting distance with a regular bus service available. Nearby public footpaths and bridleways provide access to wonderful walks in the surrounding countryside and Mendip Hills, designated an Area of Outstanding Natural Beauty.

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 High Street B3133 and continue through the village. After approx. 1 mile turn right onto Brinsea Batch and continue along for approx. 1.6 miles to the end of the road, with Churchill Academy and Sixth Form on the right hand side. Turn left onto Churchill Green and continue along to Front Street, with a hedge running along the left hand side. Touchwood is the first property on the left hand past Orchard Walk.

SERVICES – All mains services

EPC RATING – E

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – **COUNCIL TAX BAND** E £2,506.55 (2023/24) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

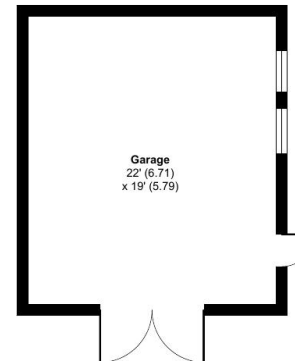
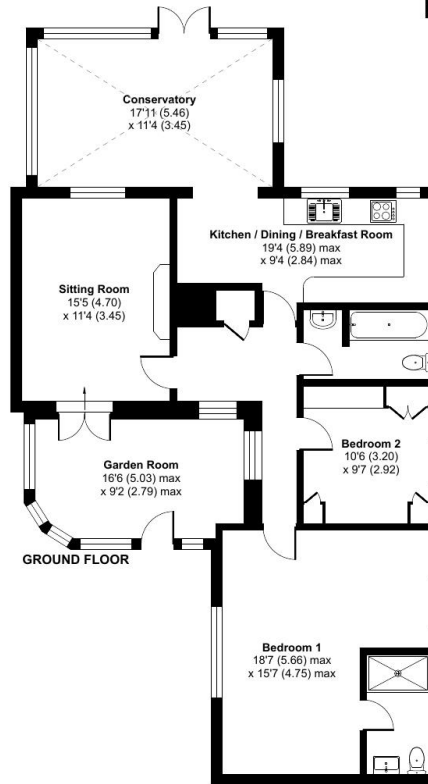
Front Street, Churchill, Winscombe, BS25

Approximate Area = 1300 sq ft / 120.7 sq m

Garage = 418 sq ft / 38.8 sq m

Total = 1718 sq ft / 159.5 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). © nichecom 2024. Produced for Robin King LLP. REF: 1084298

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