



Treetops, 10 The Drive

Churchill, Winscombe

A well presented semi-detached bungalow tucked away in a popular location with 3 double bedrooms, a versatile studio/office outbuilding, ample driveway parking, and beautifully maintained gardens, with convenient access to Bristol and beyond.

Council Tax band: E

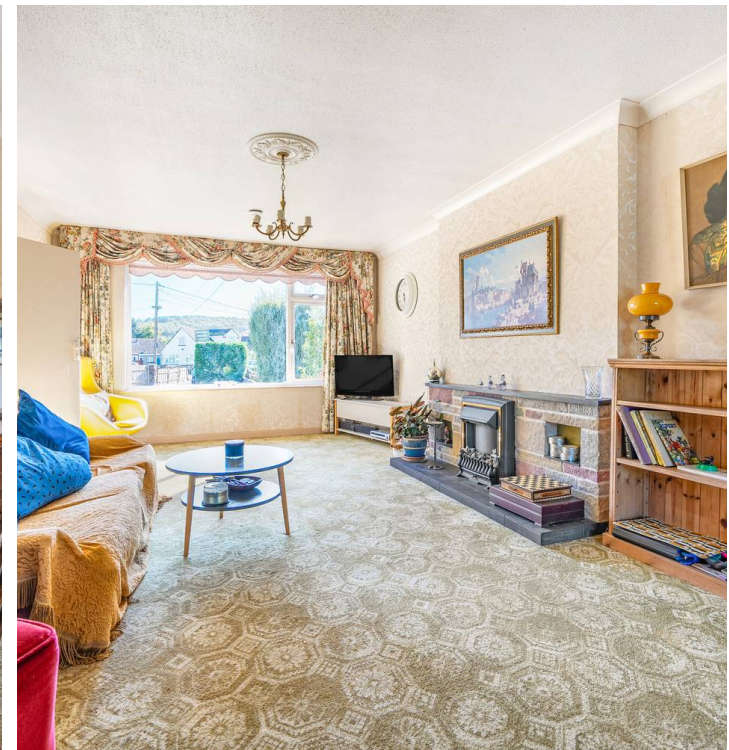
Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

All Mains Services

- Approx 1,289 Sq Ft Of Free-Flowing Accommodation
- Bright And Spacious Reception Rooms
- 3 Bedrooms
- Central Village Location
- Garage And Driveway Parking
- Yatton Station Within 5.9 Miles For Mainline Railway Services – Paddington From 114 Mins
- Bristol Airport 6.4 Miles
- Access To M5 Within 6.4 Miles At Jct 21 St George's (All Distances Approx)
- No Onward Chain





Treetops, 10 The Drive

Churchill, Winscombe

10 The Drive is an inviting semi-detached bungalow set in the sought after village of Churchill. The property features three generous bedrooms, a versatile outbuilding, ample driveway parking, and beautifully maintained gardens, making it an excellent choice for those seeking a peaceful yet accessible single-storey home within easy reach of Bristol and Beyond.

Upon entering, you are welcomed by a spacious hallway with ample room for shoes and coats. To the left, the sitting room exudes warmth with an electric fire, perfect for cosy winter evenings. An archway leads seamlessly to the formal dining room, where French doors flood the room with natural light, creating an inviting atmosphere for entertaining guests.

At the heart of the home is the well-appointed kitchen/dining/breakfast room, featuring a range of cream-coloured wall and base units, with space for essential appliances including oven, washing machine and under counter fridge/freezer. There is space for . The property boasts three well-proportioned bedrooms. The principal bedroom, situated at the front, benefits from built-in wardrobes, offering excellent storage space. A family bathroom, complete with both a bath and separate shower, completes the living accommodation.

While 10 The Drive would benefit from some modernisation, it is presented in good order, offering a wonderful opportunity to create a home tailored to your own style and needs.



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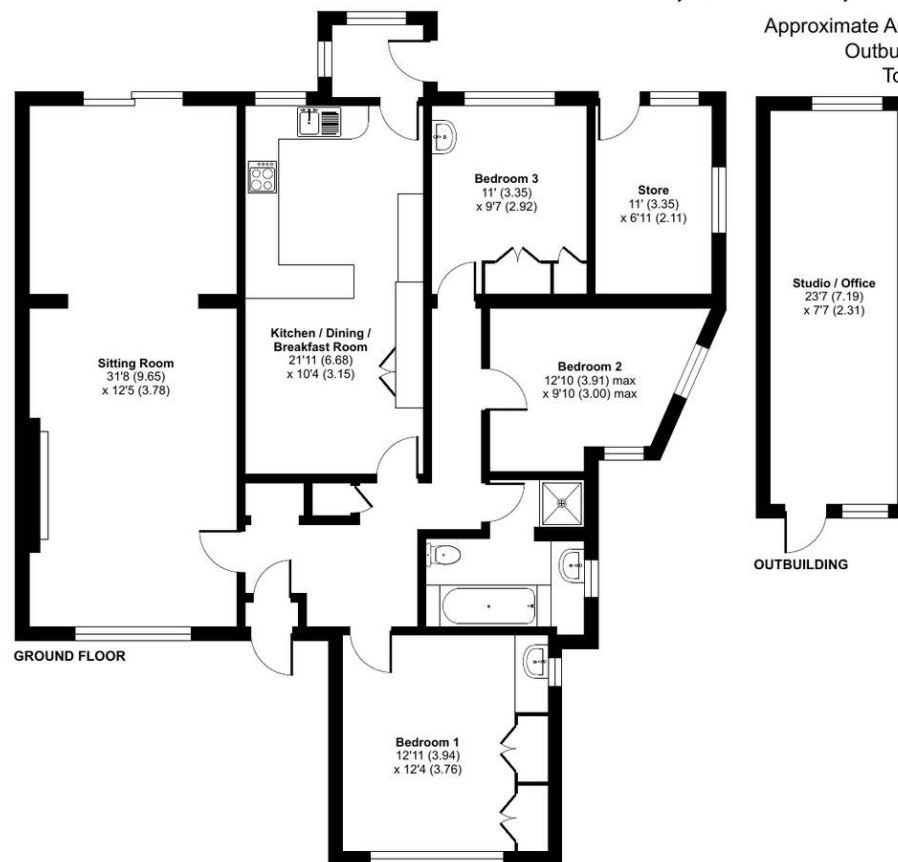
Churchill, Winscombe

Outside the property is surrounded by large gardens. The front garden, with its neatly manicured lawn, is complemented by a driveway offering parking for multiple vehicles. The rear garden, is very private and equally well-kept, featuring a variety of mature trees and shrubs. There is also access to a storage space ideal for garden tools and outdoor gear or alternatively could be converted to a home office. Adding to the property's appeal is a separate outbuilding, complete with light and power. This versatile space is ideal for remote work or creative projects.

Churchill offers local shopping and social facilities including a 24-hour petrol station, mini-market and a large, modern medical practice. Primary schooling is available close by and the well-regarded Churchill Academy and Sixth Form with its adjoining sports complex is only a short walk away. Bristol and Weston-super-Mare are within easy commuting distance with a regular bus service available and there are two M5 motorway access points, at Clevedon and St. Georges. Bristol Airport is just 6.4 miles distant along the A38. The village of Yatton (approximately 6 miles distant) has a mainline railway station with direct services to London. The countryside around offers many activities including riding, sailing, fishing, walking and several golf courses.

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.



The Drive, Churchill, Winscombe, BS25

Approximate Area = 1289 sq ft / 119.7 sq m
Outbuilding = 260 sq ft / 24.1 sq m
Total = 1549 sq ft / 143.8 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). © ntcocom 2024. Produced for Robin King LLP. REF: 1169025

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