



# Somerville Road

Sandford, Winscombe

A three double-bedroom family home with a delightful southeast-facing garden, garage and driveway parking, set in an elevated, peaceful residential location in a highly regarded North Somerset village with good amenities, conveniently located for access to Bristol and beyond.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

All mains services

- Approx 1,015 sq ft of accommodation
- Large sitting/dining room
- Spacious conservatory
- Three double bedrooms
- Detached home in a village location
- Private garden backing onto woodland
- Off street parking and garage
- Easy access to M5, mainline railway services, Bristol Airport and Bristol City Centre





## Somerville Road

Sandford, Winscombe

2 Somerville Road is a well-proportioned detached family home offering 1,015 sq ft of flexible accommodation. It features three double bedrooms and thanks to its elevated position, enjoys wonderful far-reaching views from the front and a sun-drenched garden to the rear, which backs onto local woodland. Set in a quiet cul-de-sac in the popular village of Sandford, with well-regarded primary and secondary schooling and excellent local amenities, it is an ideal family home.

Internally, the property is filled with natural light. A small entrance porch opens to the inner hallway, which includes a downstairs cloakroom, understairs storage and access to the kitchen on the left. The kitchen is fitted with a good range of wall and base units, providing space for a cooker, full-size fridge/freezer, and washing machine, along with an integrated microwave.

The sitting/dining room is located at the rear of the property and is a spacious room featuring stripped wood flooring, a lovely recessed multi-fuel burner, and windows that overlook the garden, making the space light and airy. It opens out to a large conservatory with underfloor heating. French doors open to a garden dining terrace, seamlessly blending the indoor and outdoor spaces, creating the perfect setting for alfresco dining.

Upstairs there are 3 double bedrooms all with wardrobes and a good-sized family bathroom with three piece suite.

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## Outside

The house is approached via a driveway with parking for several cars leading to a garage – a useful space for storage. The front garden is both lawned and hedged and has a side return which leads through to the rear. The back garden is fully enclosed, offering exceptional privacy and enhanced by its sunny aspect offers a perfect setting for relaxing. With the property backing onto serene woodland, the outdoor space feels wonderfully rural, providing a picturesque and tranquil backdrop.

## Location

The village of Sandford has a church, primary school, shop, popular Thatcher's Railway Inn public house and village hall. The nearby village of Winscombe provides a more comprehensive range of amenities, with a good range of shops and a public house. For the commuter there is easy access to the A38 and the M5 motorway giving access to Bristol and M4 London as well as a mainline railway station at Yatton. The property is in the catchment area for the well regarded primary and secondary schooling being in the catchment for Churchill Academy and Sixth Form.

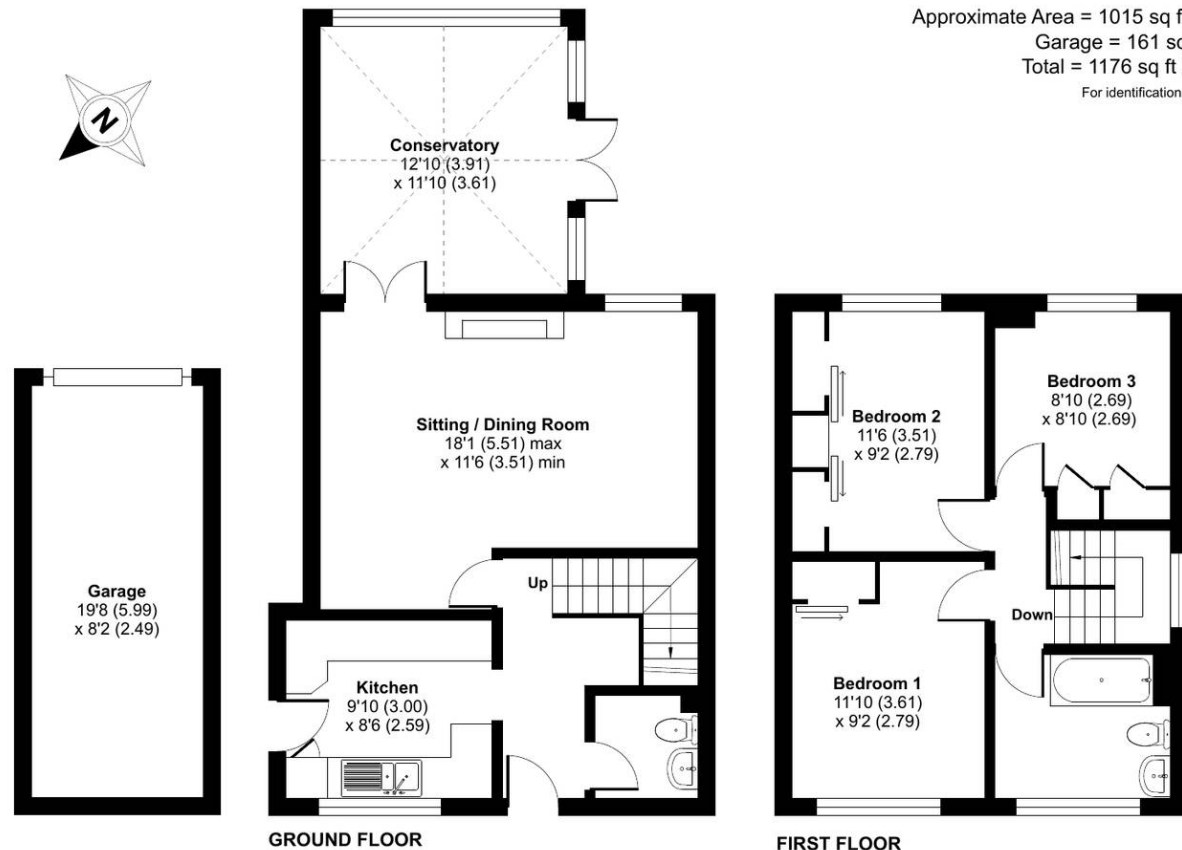
## Somerville Road, Sandford, Winscombe, BS25

Approximate Area = 1015 sq ft / 94.2 sq m

Garage = 161 sq ft / 15 sq m

Total = 1176 sq ft / 109.2 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). © ncthecom 2024. Produced for Robin King LLP. REF: 1189239

### Important Notice:

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**Robin King**

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