





## 46 Dabinett Drive

Sandford, Winscombe

A well-presented 3-bedroom semi-detached home in a sought-after village setting, enjoying an enviable position with open rural views. Features include a south-facing garden, garden office, two bathrooms, and a downstairs cloakroom.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating: A

All Mains Services

- Approx 1126 Sq. Ft Of Flexible Family Accommodation and Garaging
- Three-Bedroom Family Home Built By Strongvox
- Well Presented Throughout
- Enviably Position Within The Development With Rural Views
- Two Well-Appointed Bathrooms (1 En-Suite) & Downstairs Cloakroom
- South Facing Garden
- Converted Garage Office
- Solar Panels & EV Charger
- Catchment For Churchill Academy And Sixth Form
- Yatton Station Within 5.9 Miles – Paddington From 114 Mins. Access To M5 Within 5.2 Miles At Jct 21 (All Distances Approx)











46 Dabinett Drive is a well-positioned semi-detached home located in a peaceful setting on the edge of Sandford, offering convenient access to the village's excellent schools and amenities. Unlike many others on the development, this property stands out thanks to its versatile garden office, converted garage space, and layout. With three bedrooms, flexible living areas, and dedicated work-from-home spaces, this is a practical choice for modern family life.

On the ground floor, a welcoming hallway leads into a well-proportioned, light filled, sitting room that spans the width of the house, offering direct access via French doors to the private rear garden. The kitchen, to the right of the hallway, is fitted with sleek grey cabinetry and worktops with a pink splash back providing a pop of colour to the room. There is an integrated Neff oven and dishwasher and space for a washing machine. A cloakroom completes the ground floor accommodation.



Upstairs, there are three generously sized bedrooms. The principal bedroom overlooks the garden and benefits from an en-suite shower room with heated mirror, while the other two bedrooms are served by a contemporary family bathroom - also with heated mirror and full length towel rail.



## Outside

The south-facing rear garden at 46 Dabinett Drive is a standout feature, offering a sunny and private space perfect for relaxing or entertaining. Planted borders add colour and character, while paved patio areas to the front and rear provide an ideal spot for summer BBQs. To the side of the garage, a concealed storage area keeps garden tools neatly tucked away. The garage itself has been partially converted to create a fully insulated home office, complete with power, heating, and useful loft storage, offering a practical solution for remote work or creative hobbies. The remaining section of the garage provides secure storage, with easy access from the garden. A side return leads to the driveway to the side of the property.

## Location

The village of Sandford has a church, primary school, shop, popular Thatchers 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 Churchill Academy and Sixth Form and private schooling is available at nearby Sidcot or Bristol.





## Dabinett Drive, Winscombe, BS25

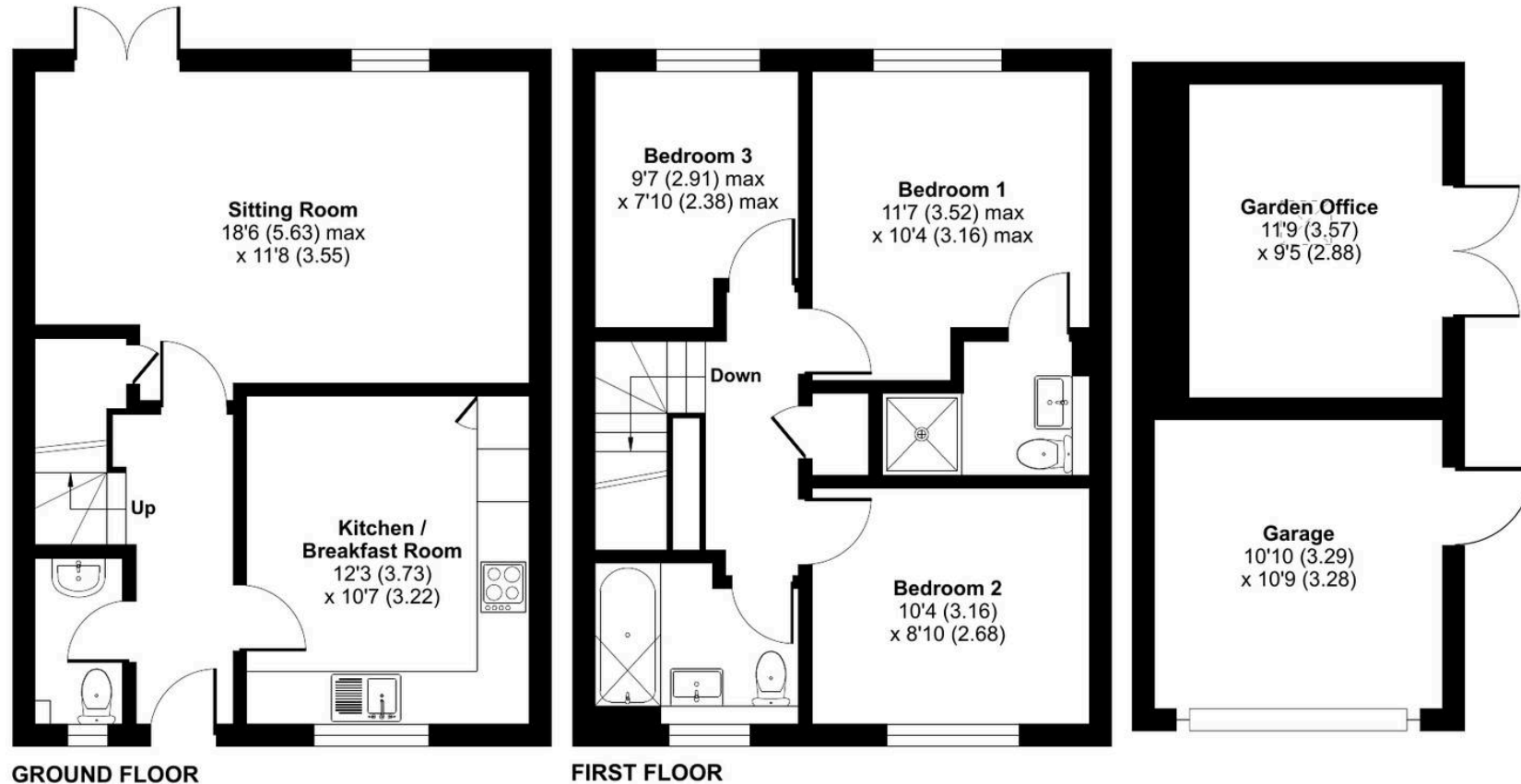
Approximate Area = 900 sq ft / 83.6 sq m

Garage = 116 sq ft / 10.8 sq m

Outbuilding = 111 sq ft / 10.3 sq m

Total = 1127 sq ft / 104.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Robin King LLP. REF: 1271196. © nichcom 2025.

## Robin King

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