



14 Warren View

Churchill, Winscombe

A luxurious and stylish 3 bedroom detached executive home with tandem garage and driveway parking and a wonderful enclosed rear garden in a new development between Churchill and Langford on the edge of the Mendip Hills.

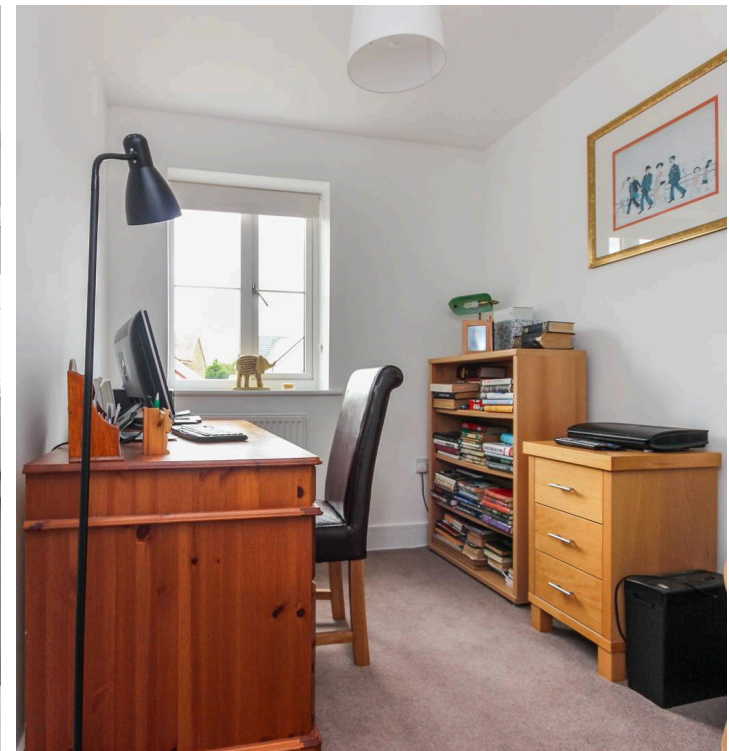
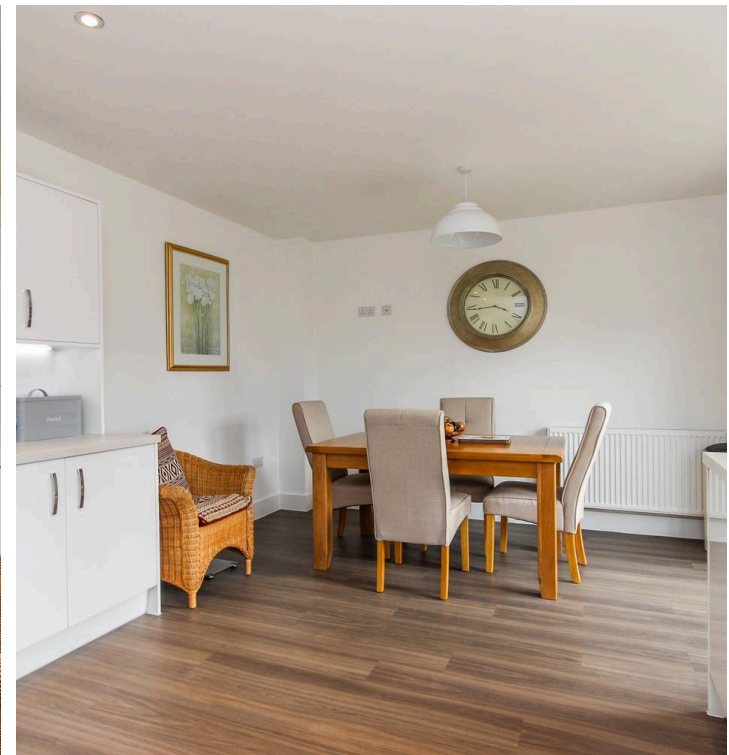
Council Tax band: D

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating: A

All Mains Services

- Approx 980 sq ft beautifully appointed accommodation
- High quality fixtures and fittings throughout, with excellent energy efficiency
- Superb kitchen/dining room with French doors to garden
- Principal bedroom with walk in wardrobe and luxurious en-suite shower room
- Professionally landscaped, well planted, enclosed private rear garden
- Good local facilities including pubs, doctors, primary school, shops, post office & wonderful walks
- In catchment for Churchill Academy and Sixth Form
- Mainline railway within 6 miles at Yatton - direct services to Paddington from 114 mins
- Weston-super-Mare – 6.5 miles / Bristol Airport - 6.5 miles / Bristol – 16.5 miles





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The property combines a traditional feel with contemporary style and convenience, creating a superb family home. The fresh, neutral décor, good sized windows and excellent ceiling heights throughout the property add to the sense of space. The spacious dual aspect sitting room includes a side window and a wide bay window overlooking the front. There is a useful understairs cupboard and contemporary cloakroom, and beyond is a utility/laundry cupboard with plumbing for a washing machine and space above for a condenser tumble dryer. The kitchen/dining room is a highlight of the property, with a good range of high gloss wall and base units including deep pan drawers and an attractive "dresser" style unit to one side. High quality integrated appliances include a dishwasher, a Zanussi fridge/freezer and a NEFF double oven and 5 ring gas hob with overhead extractor. Light floods in through the French doors that open from the dining area onto the garden beyond, and zoned lighting gives a sense of definition to the room into kitchen and dining areas.

Upstairs the 3 bedroom accommodation is arranged off a central landing which includes a useful airing cupboard. Overlooking the rear garden is a double bedroom and a large single bedroom that is currently being used as a home office. The principal bedroom incorporates a superb walk-in wardrobe and stylish en-suite shower room. Similar to the family bathroom, there is a rain shower plus additional handset along with a heated towel rail and all sanitaryware is high quality Villeroy & Boch.

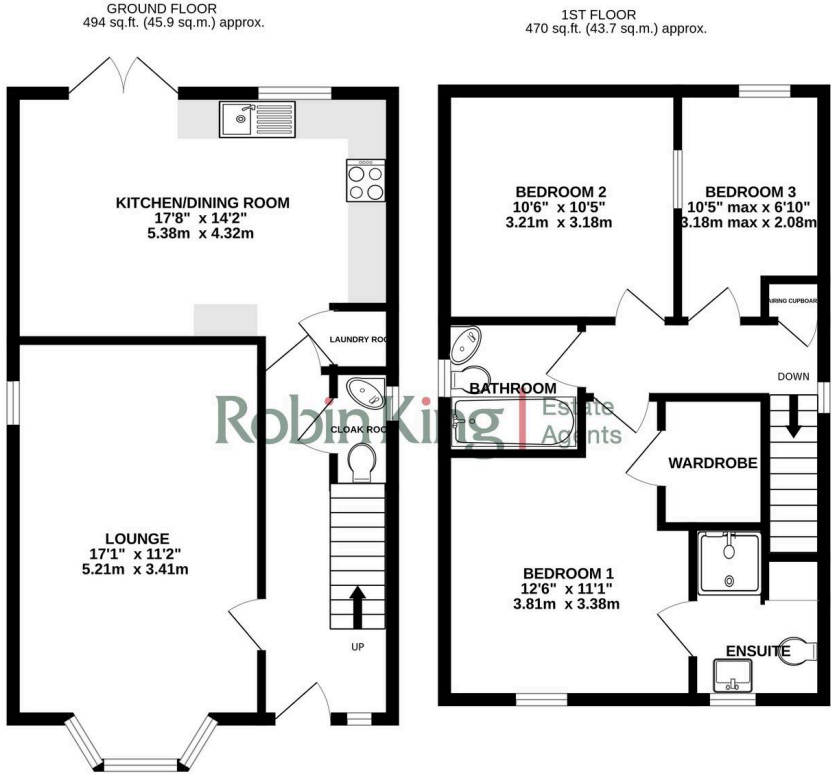
Outside – to the front of the property is a neatly block-paved parking area with tandem garage beyond. A gently sloping path leads to the front door, past the pretty front garden that is laid to lawn with some planted shrubs and a tree. The enclosed rear garden feels private and has been beautifully designed and



landscaped by the vendors, with neatly planted borders, a shed, a good sized lawn and an attractively curved gravelled area, ideal for pots. A wide flagstone terrace runs across the back of the property, creating a lovely place to sit and enjoy the surroundings or for al fresco dining. There is also useful rear door access to the garage, which includes rafters for overhead storage and includes a light and power supply.

Agents' Note – all properties at Mendip Gate are members of the Estate Management Company, residents have the opportunity to become a committee member. An annual service charge is applicable – for the period 01.04.2022 – 31.03.2023 it is £253.12. This covers maintenance and upkeep of planted areas, grounds and trees including grass and hedge cutting, managing agents fee etc. Further details are available on request.

Location - Churchill offers a modern medical practice, primary schooling, local social and shopping facilities including a village store and post office, and nearby there are various pubs, a petrol station with mini-market. Churchill Academy and Sixth Form is within 1 mile. Nearby villages of Congresbury and Winscombe provide additional facilities, and Yatton (approximately 6 miles distant) has a good range of additional facilities including a mainline railway station with direct services to Bristol (approx. 16 minutes) and London Paddington from 114 minutes. The countryside around offers many activities including riding, sailing, fishing, walking and several golf courses and the Mendip Activity Centre is nearby.



Robin King
Robin King Estate Agents, 1-2 The Cross Broad Street - BS49 5DG
01934 876226 • post@robin-king.com • www.robin-king.com/

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