

Sherwood, New Road, Churchill, Winscombe, Somerset. BS25
5NW

£525,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... This charming family home effortlessly combines timeless character with modern updates and boasts a spacious rear garden that opens onto scenic fields, offering stunning countryside views. Sherwood is nestled back from the road, shielded by mature trees and hedges, ensuring privacy and a tranquil setting. A spacious shared driveway offers plenty of room for parking and turning, with additional secure side parking suitable for a motorhome, and the potential to add a garage or carport. The property's exterior showcases beautiful stone mullion windows, Draycott stone bay features, and a traditional tiled roof. Inside, the ground floor comprises a generous lounge with an open fire, a fantastic 30-foot modern kitchen/dining/breakfast room, a cloakroom, and a utility room. Upstairs, you'll find a master bedroom with an en-suite shower, along with three additional bedrooms (two doubles and one single) and a family bathroom. The garden is impressively large, ideal for family living, with breathtaking rural views at the rear. Both primary and secondary schools are within walking distance, as are some beautiful traditional local pubs.

FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Beautiful Link-Detached Family Home
- Four Bedrooms, Bathroom and En-Suite
- Ample Parking to Front and Side
- Great Sized Mature Gardens
- Open Plan Living Areas
- Sought After Location with Great Catchments
- Perfect for Commuting



ROOM DESCRIPTIONS

Entrance

Paved driveway with access to private gate allowing secure parking for car or motorhome, additionally the partly shared front is laid to stone chippings which allows for ample parking, main front door opening through to;

Entrance Hall

Doors off to living room, kitchen/diner, downstairs cloakroom, stairs rising to first floor landing and radiator.

Living Room/Diner

25' 7" x 11' 9" (7.80m x 3.58m) UPVC double glazed windows to front and side aspects, double glazed bi folding doors opening out to the great rear garden, brick open style fireplace incorporating 'Jetmaster' fire with tiled hearth, radiator.

Kitchen/Diner

18' 5" x 10' 7" (5.61m x 3.23m) and 13' 11" x 11' 7" (4.24m x 3.53m) Beautiful dual aspect kitchen/diner seamless flows fantastically with range of wall and base units inset sink and drainer with mixer taps over, integrated oven and hob, integrated dish washer, great sized central island perfect for an informal breakfast bar, door through to;

Utility Room

12' 4" x 4' 6" (3.76m x 1.37m) Fitted with range of wall and base units with space and plumbing for washing machine, doors to front and rear aspects.

Downstairs Cloakroom

3' 10" x 6' 2" (1.17m x 1.88m) Steps down to downstairs WC with UPVC double glazed obscure window to rear aspect, low level WC, pedestal wash hand basin and radiator, cupboard providing space for under stair storage.

Stairs Rising to First Floor Landing

Bedroom One

12' 7" x 10' 1" (3.84m x 3.07m) UPVC double glazed windows with dual aspects, radiator and door through to;

En Suite Shower Room

6' 2" x 7' 1" (1.88m x 2.16m) UPVC double glazed obscure window with side aspect, low level WC, pedestal wash hand basin, fully enclosed corner shower with fitted shower attachment, radiator and storage space.

Bedroom Two

10' 11" x 10' 6" (3.33m x 3.20m) UPVC double glazed window to rear aspects, radiator.

Bedroom Three

10' 11" x 10' 1" (3.33m x 3.07m) UPVC double glazed windows to front and side aspects, radiator.

Bedroom Four

10' 9" x 7' 2" (3.28m x 2.18m) UPVC double glazed window to front aspect, radiator.

Family Bathroom

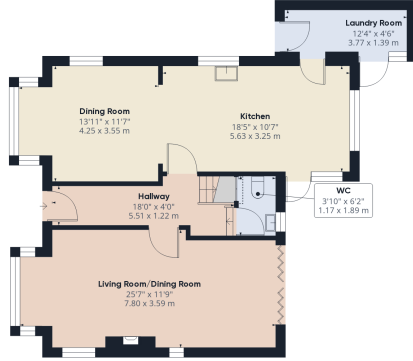
11' 11" x 3' 3" (3.63m x 0.99m) UPVC double glazed windows to rear aspect, panelled bath with mixer taps over, low level WC, pedestal wash hand basin and radiator.

Outside

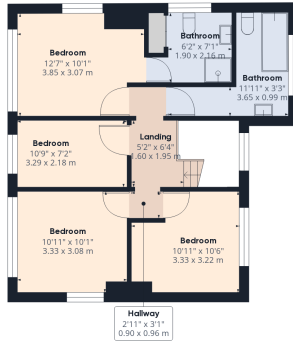
Sherwood is nestled in a picturesque garden, featuring a formal design at the front and a more natural landscape towards the back. A charming old stone wall marks the front boundary, thoughtfully enhanced with a pergola walkway adorned with climbing plants such as roses, honeysuckle, wisteria, and clematis. This creates an attractive and practical screen from the road. The front of the property offers generous parking space for multiple vehicles, while a gated driveway to the right of the house provides additional parking.



FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area⁽¹⁾
1394.14 ft²
129.52 m²

Reduced headroom
1.08 ft²
0.1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

