

Winterstoke House, 19 Old Banwell Road, Locking, Weston-  
Super-Mare, Somerset. BS24 8BS

£485,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX PRESENT - This beautiful 1930's Detached family residence situation in the highly regarded village location of Locking - boasting a wonderful position, a splendid outlook of a valley and over the Mendip Hills and offered with no-onward chain complications.

The internal accommodation is flexible, versatile and perfect for a growing family with over 1,500 Sq Ft of space. 'Old Banwell Road' boasts four double bedrooms and the charm you would expect from a home of it's age with various period features. In brief, home comprises; porch, home office or crafts room, sweeping entrance hall, front-to-back fully fitted kitchen/dining room ideal for entertaining guests with useful utility room off, cosy living room with featured bay window to front aspect and impressive fireplace and bedroom four with en-suite facilities all positioned on the ground floor. To first floor, are three further well proportioned and generously sized double bedrooms, main with a pleasant outlook into valleys beyond the Mendip Hills, with separate WC and bathroom facilities to service the floor. Additional storage cupboards and loft access is also found within the first floors landing.

Externally, the property has a private driveway which spans the front elevation of the property and houses off-street parking for at least six vehicles, which leads to the front door and down the side of the property - where a detached single garage with light and power connections is found. A substantial rear garden, predominantly laid to expansive lawn and additional patio seating area spans the full rear and provides an idyllic spot to relax and unwind in a spot benefitting from favoured, sunny orientation. A further garden storage shed is found and the property is bordered by mature tree's and shrubs which are large enough to provide a strong degree of privacy.

With homes of such period charm, strong condition and village location in truly short supply and high demand - appointed agents House Fox anticipate early interest and as such early internal viewing is highly advised.

## FEATURES

- 4 bedrooms
- Detached Period Family Home
- Kitchen/diner
- Study/sun room
- No Onward Chain Complications
- Versatile & Spacious Accommodation
- Substantial Rear Garden
- Garage & Driveway for Multiple Vehicles
- Village location
- EPC-D



## ROOM DESCRIPTIONS

### Ground Floor

#### Porch

4' 11" x 7' 10" (1.50m x 2.39m) On approach to the property, there are steps up to a UPVC double glazed entrance door into hallway area.

#### Study

12' 0" x 7' 4" (3.66m x 2.24m) A light and bright study area, with a UPVC double glazed window to front, internal window to kitchen, skylight window, radiator, ceiling spotlights

#### Kitchen / Dining Room

12' 3" x 20' 9" (3.73m x 6.32m) A well presented 'hub of the home', with exposed timber floorboards, a range of freestanding units, wall units and cooking island, a seven-burner gas cooker with extraction hood over, ceramic sink, space for appliances, UPVC double glazed patio doors and window to side, internal window to study, door to cloakroom, picture rail, radiator, ceiling lights.

#### Utility Room

5' 10" x 6' 2" (1.78m x 1.88m) Low level W/C, wash hand basin over vanity unit, space for appliance, heated towel rail, UPVC double glazed window, ceiling light.

#### Living Room

12' 5" x 15' 6" (3.78m x 4.72m) A main living area with exposed timber floorboards, open fireplace and decorative surround, UPVC double glazed bay style window, radiator, picture rail, ceiling light

#### Bedroom Four

9' 7" x 9' 8" (2.92m x 2.95m) Currently used as bedroom four with a UPVC double glazed window, radiator, door to rear hallway, door to en-suite shower room, ceiling light

#### En-Suite

2' 5" x 5' 10" (0.74m x 1.78m) Recently re-fitted with an enclosed electric shower, tiled walls, fixed UPVC double glazed window, wash hand basin, extraction fan, ceiling light.

#### Rear Entry

3' 2" x 3' 8" (0.97m x 1.12m) UPVC double glazed door to side, door to cloakroom, useful under stairs storage cupboard housing gas fired boiler.

### First Floor

#### Landing

12' 7" x 9' 9" (3.84m x 2.97m)

#### Bedroom One

15' 5" x 16' 10" (4.70m x 5.13m) A super double bedroom with UPVC double glazed bay style windows, radiator, picture rail, ceiling light.

#### Bedroom Two

12' 3" x 15' 7" (3.73m x 4.75m) Another super double bedroom with dual aspect UPVC double glazed windows offering a pleasant outlook, built in storage cupboards, radiator, picture rail, ceiling light

#### Bedroom Three

8' 6" x 10' 2" (2.59m x 3.10m) UPVC double glazed window, radiator, picture rail, ceiling light.

#### WC

2' 11" x 6' 6" (0.89m x 1.98m) Recently re-tiled with a low level W/C, UPVC double glazed window, wash hand basin over vanity unit, ceiling light.

#### Bathroom

5' 5" x 6' 9" (1.65m x 2.06m) A recently re-fitted bathroom with tiled flooring and walls, 'P' shaped panelled bath with mains fed shower and glass screen over, floating style wash hand basin, UPVC double glazed window, heated towel rail, roof access hatch, spotlight cluster.

### External

#### Detached Garage

14' 3" x 8' 4" (4.34m x 2.54m) A detached garage with up and over door, eaves storage, power supply points, ceiling light.

#### Rear Garden

Approx. 35' 0" x 75' 0" (10.67m x 22.86m) A fantastic private and enclosed rear garden with an excellent slab patio area immediately to the rear, gravel pathways and areas laid to lawn, mature shrubs, trees and hedges at the borders, two timber sheds, small pond and composite shed for additional storage, outside lighting and water supply







# FLOORPLAN & EPC

