

North Down Close

Shipham, BS25 1SW



£550,000 (OIEO) Freehold

Set in the desirable village of Shipham, this beautiful, four-bedroom, detached family home offer spacious and adaptable accommodation. With ample off-street parking and link-detached garage, delightful gardens and a large kitchen/dining/family room.

North Down Close Shipham BS25 1SA

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DESCRIPTION

The spacious entrance hall leads through to the hallway fitted with under floor heating, limestone flooring and a stair case rising to the first floor. The sitting room is off the right of the hallway. It is a bright and airy room and there is a stone feature fireplace and bespoke fitted book case. The large kitchen/dining room is off the left of the hallway and fitted with wooden floor throughout. The kitchen is fitted with an array of cream shaker style wall and base units, double oven and gas hob and space for white appliances. The dining area offers lots of space for a sizable dining room table, allowing plenty of seating room. Double doors then lead through to the conservatory, with quarry tiled floor, radiator and double-glazed door leading to the south facing courtyard garden. Downstairs also benefits from a bedroom/study which also has a door leading to the courtyard garden, utility room, rear porch/boiler room and a handy cloakroom fitted with a pedestal basin and low-level W/C. On the first-floor landing, the doors lead off to three double bedrooms and family bathroom. The master bedroom benefits from lots of space and en-suite facilities which comprise of a shower cubical, vanity basin, freestanding modern bath, low-level W/C, limestone flooring and underfloor heating. Two bedrooms at the rear benefit from views across to crook's peak. The family bathroom is modern and fitted with a corner shower cubicle, separate panelled bath, vanity basin and low-level W/C. The property is double glazed throughout, warmed by gas central heating and has a septic tank.



OUTSIDE

Outside offers ample off-street parking. There is a link-detached garage with electric car charging point and space to park a vehicle. There is further parking to the other side of the property and an additional electric car charging point. The wrap around garden is an ideal space for enjoying the sunshine and entertaining. There is a south facing private courtyard patio and a gate that leads to the other side of the property. Further gardens to the rear and side of the property are laid to lawn, feature fish pond, stone chippings and there are two further seating areas and stunning oak tree. Outside also benefits from an under croft, ideal for storage.

LOCATION

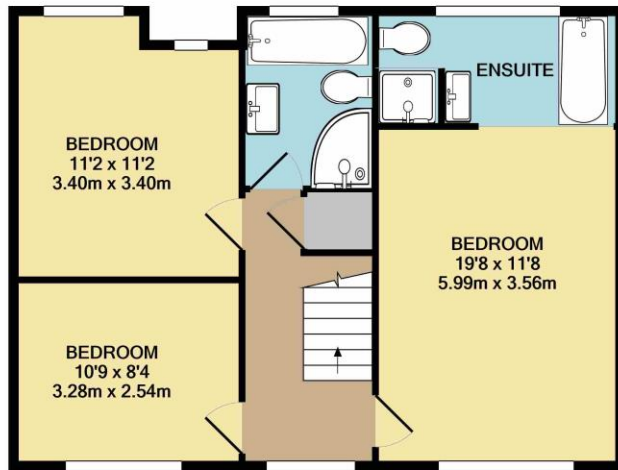
Shipham is a village much sought after by those commuting to Bristol, as it offers all the advantages of rural living with the Mendip Hills close by. Village facilities are available including a junior school, store, garage, public house, etc. There are shopping facilities at nearby Winscombe and Cheddar. Private sector schooling is also close by at Sidcot and the Downs School at Wraxall is within easy reach. In the state sector, Kings of Wessex School is nearby and for sports and recreational facilities, Churchill School is a drive away. The surrounding area is excellent riding country and is sure to appeal to equestrian enthusiasts. There is an international airport at Lulsgate and access to the mainline railway station at Yatton.







GROUND FLOOR
APPROX. FLOOR
AREA 1149 SQ.FT.
(106.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 628 SQ.FT.
(58.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1777 SQ.FT. (165.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AND
TANNER**

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