



Oakington, Bridgwater Road, Winscombe, BS25 1NA

£865,000 Freehold

COOPER  
AND  
TANNER



# Oakington, Bridgwater Road, BS25 1NA

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 2  2  1  2 acres approx. EPC E

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## Description

Tucked away down a leafy lane this bungalow is a perfect set up for the Equestrian enthusiasts. Offering approximately two acres of land, stabling and a fibre sand and clop arena enclosed with fencing. The two-bedroom bungalow benefits from spacious accommodation and a delightful rear garden. Entering the spacious bungalow through the front door, you are welcomed into a hallway which provides access into all the rooms. To the right of the hallway is where all the living accommodation is situated. The living room has a large window to the front, allowing plenty of light into the room. There is also a feature wood burner with stone surround. Opening from the living room is the kitchen/diner. The kitchen is of contemporary style and is fitted with a range of wall and base units, steel sink with drainer and mixer taps, electric hob with extractor fan, single oven, space for white appliances and there is a peninsula unit that creates a divided between the kitchen and dining area. There is plenty of space for a dining room meaning this room is ideal for entertaining and socialising. Off the kitchen is the useful utility room fitted with matching wall and base units and provides space for white appliances. The

newly fitted conservatory is accessed from the utility. French doors open out to the lovely rear garden and is a perfect room to relax in. Also from the utility is the converted garage. The current vendors use this space for a home office but it could equally work as a home office or be converted into a third double bedroom. This space has water, electric and side access to the garden. At the other end of the bungalow is where the two bedrooms are situated. One is front aspect and the other is rear aspect. Both are double rooms and both also benefit from built in storage space. The double bedroom that looks out over the rear garden is fitted with a vanity basin. The bedrooms share the family bathroom. It is fitted with a panelled bath with overhead shower, pedestal basin and low-level WC. The property is warmed with gas central heating and is double glazed throughout. All windows and doors (including the conservatory) are still under warranty.









## Outside

Set in approximately two acres of land, this property offers facilities ideal for equestrian enthusiasts. The bungalow is situated down a lane off the A38. There are three 12x12 stables and one 14x12 barn stable. All of these have electricity and water. There is two hard standing yards, each with a shelter and a large paddock (currently separated into two by electric fencing). A huge benefit is the large riding arena. The surface is fibre sand and clop and it is enclosed with fencing. At the bottom of the paddock, there is a right of way but the current vendors have let this grow over to make the paddock more secure.

The bungalow has a private rear garden which is planted with a variety of shrubs, bushes and plants. Patio space, accessed from the French door, is ideal for outdoor furniture and there is also a lovely summer house. Side access leads to the front of the property. Parking at the property is provided off the lane where there is space for a variety of vehicles.

## Location

Winscombe is set just off the A38, south west of Bristol. The village offers an excellent range of facilities, post office, library, doctors, dentists, opticians etc. A primary school is in the village with

Churchill Community School and public sports centre about three miles away. The Montessori nursery school is also situated in the village. Sports facilities include tennis, bowls, cricket, rugby, football and a small gym. In the general area there are lakes for fishing and sailing, golf courses, other sports centres, riding stables, dry skiing in Churchill and many walks. Buses run to Weston-Super-Mare, Bristol, Cheddar and Wells, calling in at villages on the way. The nearest M5 access is at Junction 21, near Weston-Super-Mare. Trains run from Weston-Super-Mare connecting in Bristol with fast services to London and other regions. From this property, a short distance along the A38 there is a bridle path that leads up to Crooks Peak.

## Directions

Travelling from the centre of Winscombe turn left and proceed into Sidcot Lane and at the traffic lights turn right into Bridgwater Road. Proceed along the road and the property can be found on the left hand side up a quiet lane. Parking can be found directly in front of the property.



### Local Information Sidcot, Winscombe

**Local Council:** North Somerset Council

**Council Tax Band:** E

**Heating:** Gas Central Heating

**Services:** Mains gas, mains electricity, mains water, septic tank

**Tenure:** Freehold



### Motorway Links

- Junction 21
- Junction 22



### Train Links

- Worle
- Yatton



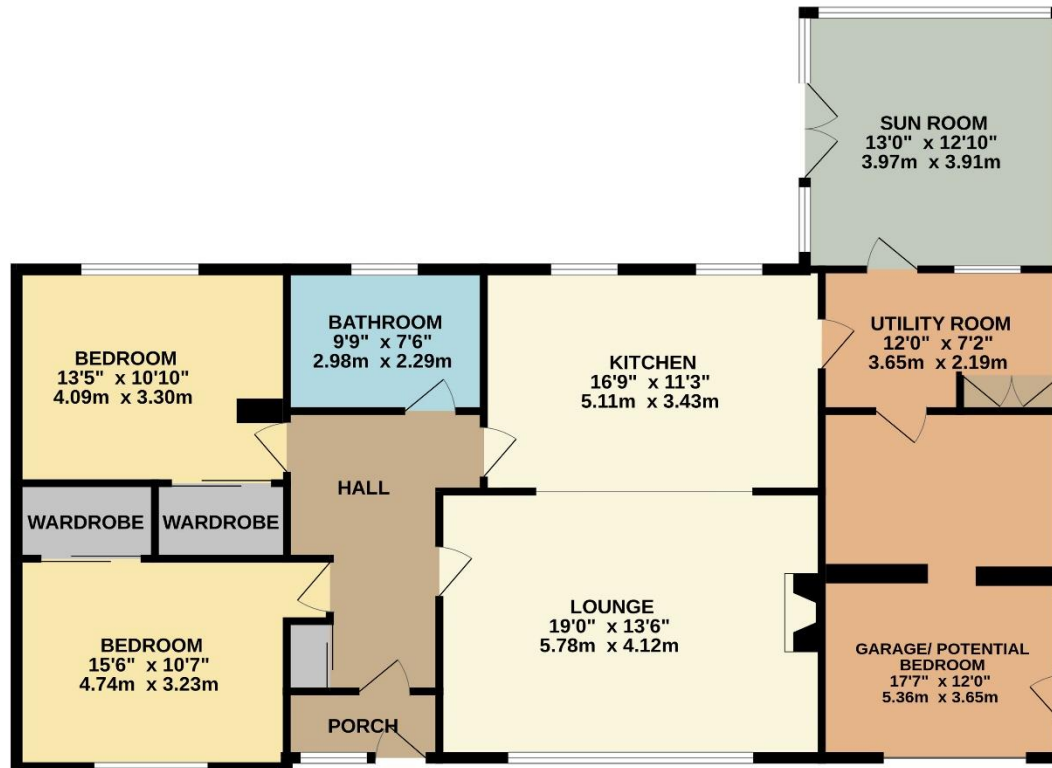
### Nearest Schools

- Winscombe Primary School
- Churchill Academy
- Sidcot School

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GROUND FLOOR  
1441 sq.ft. (133.9 sq.m.) approx.



TOTAL FLOOR AREA : 1441 sq.ft. (133.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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