



The Vinery BS25

£485,000 Freehold

COOPER
AND
TANNER



The Vinery BS25

 4  2  2 EPC TBC

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Description

What a handsome, spacious, detached, executive home, tucked away in a quiet cul-de-sac just off the village centre, and with no onward chain! All the houses in this exclusive development are known for the quality of the build and the well-designed layout. There has been no compromise on space, all the rooms, including the entrance hall, are well-proportioned and practical. The house has been lovingly maintained over the years and is now ready for a little updating and for someone to put their own stamp on it.

The exciting first glimpse inside is of the impressive open entrance hall with its galleried landing. The dining room and spacious sitting room span the width of the property with double doors between, and patio doors opening out to the back. The kitchen was redesigned by Westwood Interiors in 2009 and is thoughtfully laid out and fitted with a range of base and wall units housing an electric double oven, microwave, five ring gas hob, dishwasher and fridge, and there is space enough for a breakfast table and chairs. Other white appliances, the Sheila's Maid and the boiler are hidden away in the large utility room, next to the kitchen, which has ample space for extra storage and, with an external door, could double up as a boot room. Also, on the ground floor is a study and a cloakroom.

The wooden staircase sweeps up to the first floor, where the galleried landing gives access to the four double bedrooms which all benefit from built-in wardrobes. The master bedroom is enhanced by a generous sized ensuite with walk-in shower, wash hand basin and WC. The other three bedrooms share a family bathroom which is fitted out with a bath with shower over, wash hand basin and WC. The house is fully double glazed and warmed by gas central heating.

Outside

The house is situated towards the end of the cul-de-sac, on a level plot, with a smart block paved driveway leading to the double garage which has a Hormann sectional electric door which was installed in 2018. A path runs down the side of the house leading to a private back garden which is paved for ease of maintenance, and provides a wonderful space for entertaining or relaxing, and there is a Thomas Sanderson awning for those hot sunny days.









Location

Winscombe is south west of Bristol just off the A38. The village enjoys a thriving centre with a range of facilities and local shops, a post office, library, doctors, dentists, opticians, vet, chemist, cafes and pub. The local state primary school is in the village, with Churchill Academy and Sixth Form in a neighbouring village. Sidcot School is the nearest private school. Local sporting facilities include tennis, cricket, football and rugby clubs. Further afield there are lakes for fishing and sailing, golf courses, riding centres and the dry ski slopes of Mendip Activity Centre. There are many lovely countryside walks and cycle routes from the village, including along the famous Strawberry Line. The village is well-located for access to Bath, Bristol, Weston-super-Mare, Cheddar and Wells, via private and public transport links. The nearest M5 access for heading north is at Junction 21 Weston-super-Mare, or Junction 20 at Clevedon; and for heading south Junction 22, near Burnham-on-Sea. Trains run from Weston-super-Mare connecting in Bristol with fast services to London and other regions.

Directions

From the A38 at Sidcot traffic lights, take the A371 (Sidcot Lane) into Winscombe village. Just before the road bends right, turn left into The Lynch. Before the railway bridge, bear left and then first right into The Vinery. Number six can be found towards the end of the cut-de-sac on your left-hand side. You are welcome to park on the driveway.



Local Information Winscombe

Local Council: North Somerset DC

Council Tax Band: F

Heating: Gas Central Heating

Services: All Mains

Tenure: Freehold



Motorway Links

- M5 J21
- M5 J20



Train Links

- Worle
- Yatton



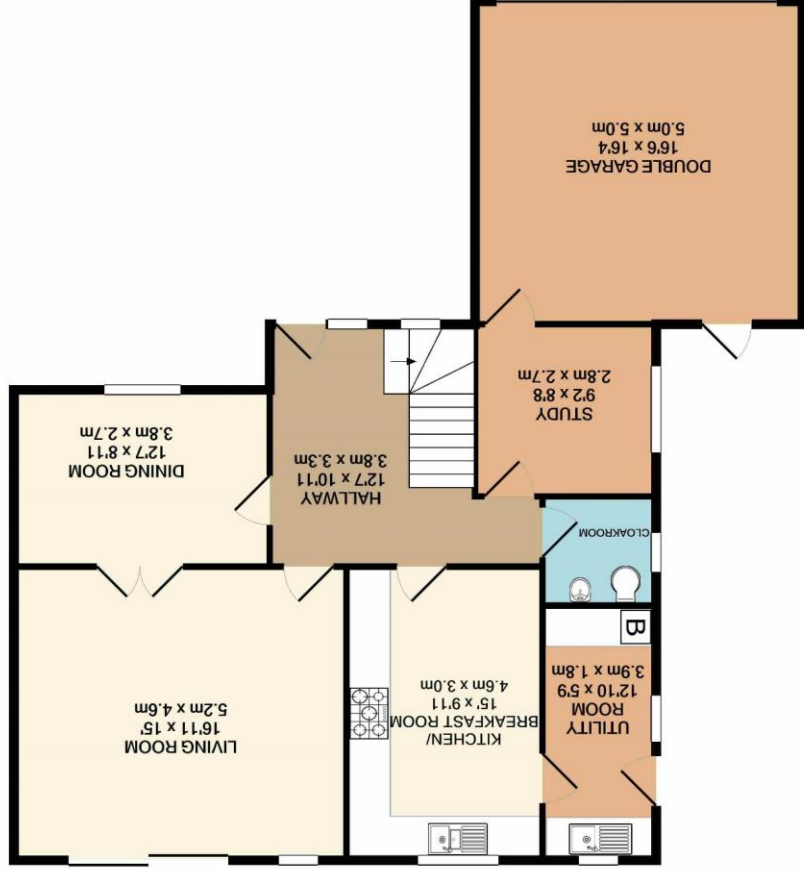
Nearest Schools

- Winscombe Primary School
- Churchill Academy and Sixth Form

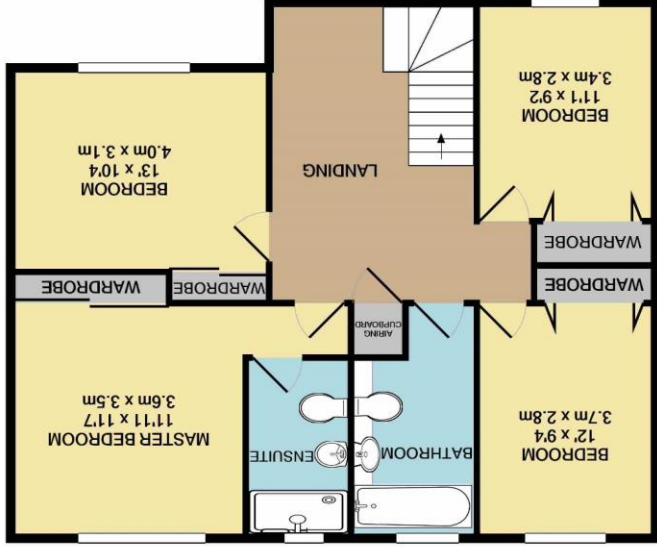
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AND
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GROUND FLOOR



1ST FLOOR



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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TOTAL APPROX. FLOOR AREA 2085 SQ.FT. (193.7 SQ.M.)