



THE HAVEN, 62 GREENHILL ROAD, SANDFORD, BS25 5PB

Charming detached cottage situated in the popular village of Sandford

Accommodation of over 1,500 sq ft

Sitting room with woodburner

Dining room with French doors to the garden

Kitchen and breakfast room

Utility room and downstairs cloakroom

3 bedrooms to first floor

Family bathroom

Beautifully tended garden

Carport to the front and 2 off street parking spaces to the rear

'Outstanding' Churchill School catchment area

The Haven is a lovely, spacious cottage in an established location in Sandford with a beautiful garden and parking to the rear. The property has been in the current ownership for over 30 years and has been a cherished home. There is further scope to extend and improve this character home (subject to any necessary permissions).

Entering the property via the carport you come into the entrance hall with a downstairs cloakroom at the end. To the left of the hallway is the dining room with French doors giving access on to the rear garden and wooded hillside beyond.

This leads through to the sitting room with its stone fireplace with log burner and windows overlooking the front, a really cosy room.

The kitchen is fitted with a good range of pine units with space for a cooker, fridge and washing machine. The room also overlooks the rear garden and hillside, giving a very pleasant outlook. The breakfast room is off the kitchen, giving an informal space to eat.

A spacious utility room completes the ground floor accommodation.

The first floor is equally charming and comprises 3 spacious bedrooms including the dual aspect main bedroom. There is also a spacious family bathroom with both bath and separate corner shower cubicle.





The property is approached via a paved driveway and carport providing off street parking and there is additional parking to the rear of the property approached via a lane to the side. The rear garden is arranged with various seating areas and is sunny and enclosed. There is a range of mature shrub and flower borders and beds. There is also a timber garden shed.

The village of Sandford has a church, primary school, shop, popular Thatchers Railway Inn public house and village hall. The nearby village of Winscombe provides a more comprehensive range of amenities, with a good range of shops and a public house. For the commuter there is easy access to the A38 and the M5 motorway giving access to Bristol and M4 London as well as a mainline railway station at Yatton. The property is in the catchment area for Churchill Academy and Sixth Form and private schooling is available at nearby Sidcot or Bristol.

Important Notice:

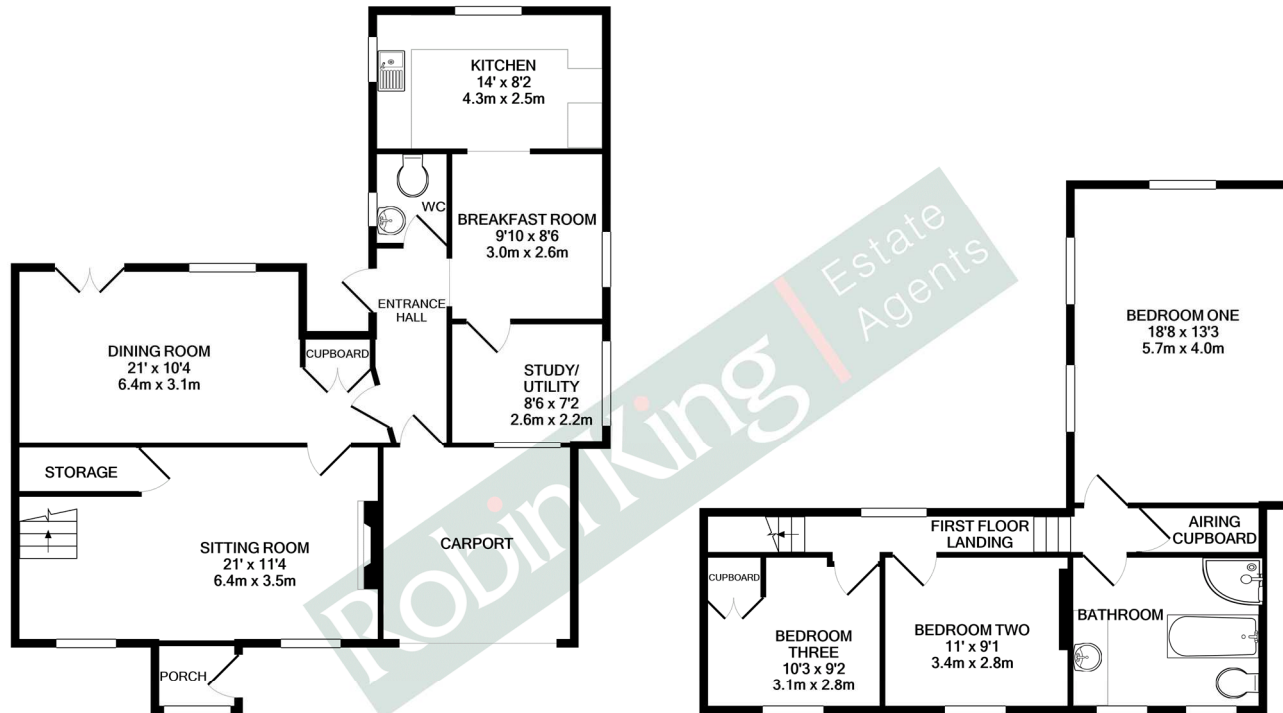
Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property



DIRECTIONS – on leaving Robin King’s office in Congresbury, turn right on to the High Street and continue along the road towards Langford. Go through Congresbury, out of the village and continue to the mini roundabout, turn right then right again on to the A38, then turn right at the traffic lights towards Sandford. Continue into the village and the cottage will be found to the left hand side

SERVICES – all mains services

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – Band E £2,208.68 (2020/21) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

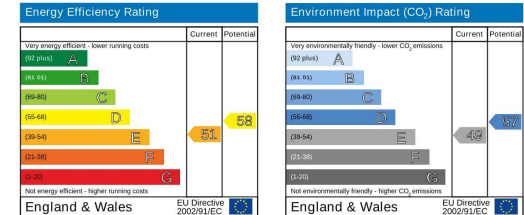


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Performance Certificate

62, Greenhill Road Sandford WINScombe BS26 5PB
Dwelling type: Detached house
Date of assessment: 13 October 2010
Date of certificate: 14 October 2010
Reference number: 8910-6702-5729-5067-2996
Type of assessment: RdSAP, existing dwelling
Total floor area: 120 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	345 kWh/m ² per year	294 kWh/m ² per year
Carbon dioxide emissions	6.4 tonnes per year	5.3 tonnes per year
Lighting	£76 per year	£76 per year
Heating	£1053 per year	£324 per year
Hot water	£162 per year	£132 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.