



CYPRESS LODGE
BRISTOL ROAD, CHURCHILL, BS25 5NJ

Robin King | Estate Agents

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A charming and deceptively spacious 4 double bedroom dormer bungalow on a generous plot with ample driveway parking, garage, workshop and additional outbuildings

- Approx 2,340 flexible accommodation
- Sitting room, dining room, office and snug
- 4 double bedrooms, all en-suite
- Large gardens to front and rear
- Catchment for “Outstanding” Churchill Academy
- Yatton station within 5 miles

Description

Cypress Lodge is a light and airy property that has been the subject of renovations and enhancement, creating a very spacious and flexible family home. All 4 double bedrooms have generous en-suite facilities - 2 with baths - and the current layout could be adjusted to incorporate an independent wing for a dependent relative if required.

The entrance hallway is bathed in light. To the right is the sitting room with an open fire and a large bay window overlooking the front garden. Beyond is a spacious double bedroom with a walk-in wardrobe and a generous en-suite bathroom with a free-standing bath and large shower enclosure. There is a downstairs cloakroom at the end of the hallway, and to the left double doors open into the well-proportioned dining room with a wide bay window. Stairs lead up from the dining room to the first floor. The dining room leads to the kitchen/breakfast room, where there is a wooden-topped breakfast bar and kitchen with space for a large 4 hob rangemaster cooker and there is a butlers sink and boiling water tap. An ingenious hinged shelf opens into the pantry, satisfying every “Nigella” urge. A doorway opens onto the spacious covered block-paved patio area that provides a sheltered location for al fresco dining and relaxing. Beyond the kitchen is a cosy snug, off which is the home office, with views over the garden. Beyond is a utility room with wall and base units and sink, and plumbing for a washing machine, and a door gives access to the garden.



There are two further en-suite double bedrooms on the ground floor, each with walk in wardrobes. Both have large shower enclosures and one also has a bath. Upstairs is a generous bedroom suite with views to the front and rear. This well-planned space includes plenty of recessed fitted shelves and cupboards along with a cushioned seating area with storage in the base. There is a large en-suite shower room with underfloor heating, and access to eaves storage.

Outside

To the front of the property is a generous garden, laid mainly to lawn, with some mature shrubs and flower beds. There is ample driveway parking for multiple vehicles and a wooden garage, to the right of which is a workshop and woodstore area. A gate gives access to the secure rear garden, which is low maintenance, currently mainly laid to lawn, but offers great scope for the keen gardener. There is an additional workshop/storage area and a separate shed.

Location

Churchill offers local shopping and social facilities including a 24-hour petrol station and mini-market and the nearby villages of Congresbury and Winscombe have a more comprehensive range of shops. Primary schooling is available close by, along with the excellent Churchill Academy and Sixth Form. Mainline railway services to London Paddington are available from Yatton station, 5 miles distant, and junction 21 of the M5 is within 7 miles.



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



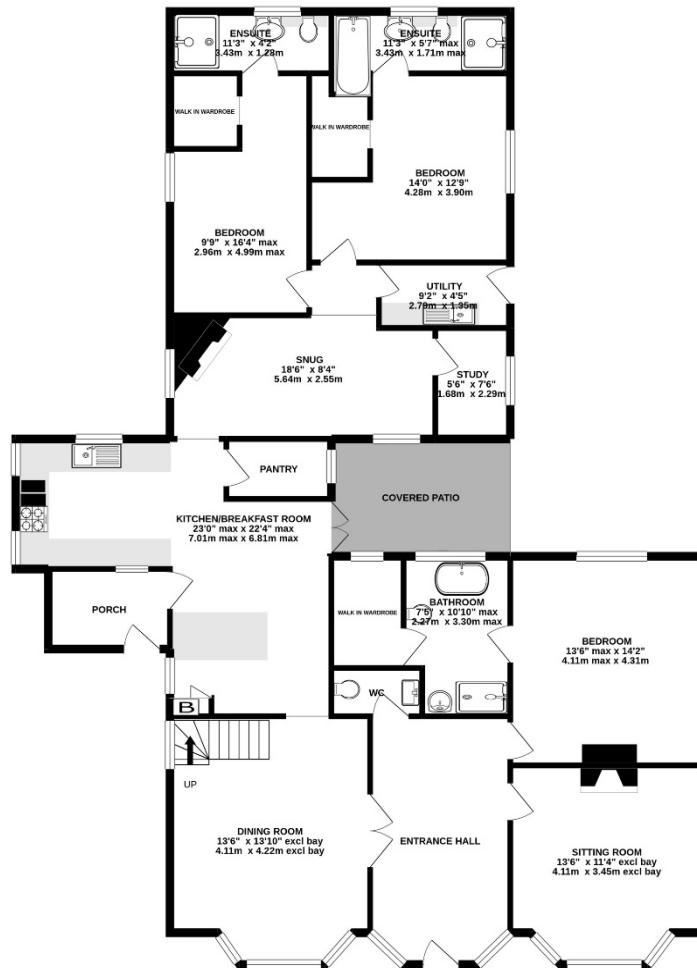
DIRECTIONS – From Robin King’s office take the High Street B3133 and bear left along Stock Lane and continue to the roundabout. Take the second exit onto the B3133 and right onto the A38 Bristol Road. Go past The Churchill pub on the left and continue to the Mendip Gate B&B: Cypress Lodge is opposite, on the right-hand side of the road.

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – Band E £2306.60 (2021/22) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

SERVICES – All mains services connected

EPC - D

GROUND FLOOR
1873 sq.ft. (174.0 sq.m.) approx.

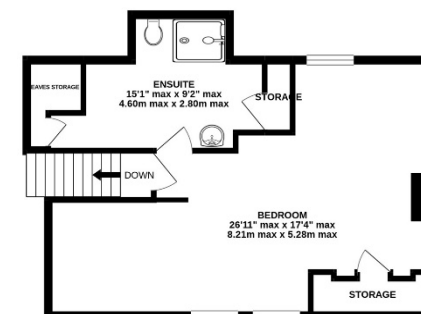


TOTAL FLOOR AREA : 2340 sq.ft. (217.4 sq.m.) approx.

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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1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



1 The Cross, Broad Street, Congresbury, North Somerset Tel: 01934 876226 Email: post@robin-king.com Web Address: www.robin-king.com
Also at Mayfair Office, Cashel House, 15 Thayer Street, LONDON W1U 3JT and National Homes Network, 67/69 George Street, LONDON, W1U 8LT