



Redwood House, New Road, Churchill, BS25 5NP

Individual detached 4 bedroom property of 1546 sq ft, quality fittings throughout

Ideal for commuting and with countryside on your doorstep

Contemporary kitchen\breakfast room with country charm and utility room

Sitting room with 2 sets of French doors and feature fireplace with log burner

Second reception room, ideal as home\office

4 double bedrooms, master with ensuite and Juliet balcony

Luxury family bathroom

Double glazing, gas central heating, underfloor downstairs, radiators upstairs, solar panels

Enclosed gardens

Double garage and ample parking

Redwood house is the ideal property for those seeking the advantages of modern living but without compromising on character and period style. Built some 4 years ago this individual home is set back behind double gates and within enclosed gardens with extensive parking and double garage.

The feature porch with its tiled roof and flagstone paving gives an inviting entry into the hallway. The welcome continues with the oak flooring, ceiling spot lights and useful understairs cupboard and modern cloakroom.

From the hallway is the second reception room which makes an ideal office. The dual aspect windows, ceiling spot lights and oak flooring complete the picture.

The kitchen\breakfast room is the real heart of the home, again flooded with light from the 2 windows and full length windows each side of the French doors to the garden. The extensive range of grey floor and wall cupboards give a contemporary but country feel, perfect for the property. The Belfast sink, plate rack cupboards, wood worktops and brick effect white tiling together with the ceramic stone flooring enhance the cosy feel. There is space for a fridge\freezer and range cooker with extractor over and an integrated dishwasher. There is also ample space for a dining table overlooking the garden. Off the hallway is the utility room where there are further floor and wall cupboards and stainless steel sink unit together with plumbing for a washing machine and space for a tumble dryer. A window overlooks the side and a door leads onto the garden.

The delightful sitting room has 2 sets of French doors with full length windows each side. The oak floor continues here and the feature fireplace has a wooden mantle, flagstone hearth and log burner.

Stairs lead from the hallway to the landing with window to the front and access to the loft. Off here is the stunning bathroom again with the ceramic stone effect flooring. The roll top bath and part panelled walls add that touch of luxury. There is also a separate shower cubicle, w.c. basin and heated ladder towel rail. There are 4 bedrooms upstairs. The master bedroom has two windows to the rear garden and a delightful Juliet balcony. The ensuite again has part panelled walls, ceramic stone effect tiled flooring, large shower cubicle, low level w.c. basin and heated towel rail. There are a further 3 double bedrooms.





Gardens to the front are accessed via double wooden gates and enclosed by wooden fencing. There is extensive gravelled parking, a double garage, mature shrub borders and access to the side. The gardens to the rear are again enclosed with lawn area, shrubs and trees. There is also a shed and greenhouse.

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. There is a large, modern medical practice in the village. Primary schooling is available close by and the excellent Churchill Academy and Sixth Form with its adjoining sports complex is only a short walk away. Bristol and Weston-super-Mare are within easy commuting distance with a regular bus service available and there are two M5 motorway access points, at Clevedon and St.Georges and easy access to the M32 and M4 for travelling to London. Bristol International airport is just 7 miles distant along the A38. The village of Yatton (approximately 4 miles distant) has a mainline railway station with direct services to London. The countryside around offers many activities including riding, sailing, fishing, walking and several golf courses.

Important Notice:

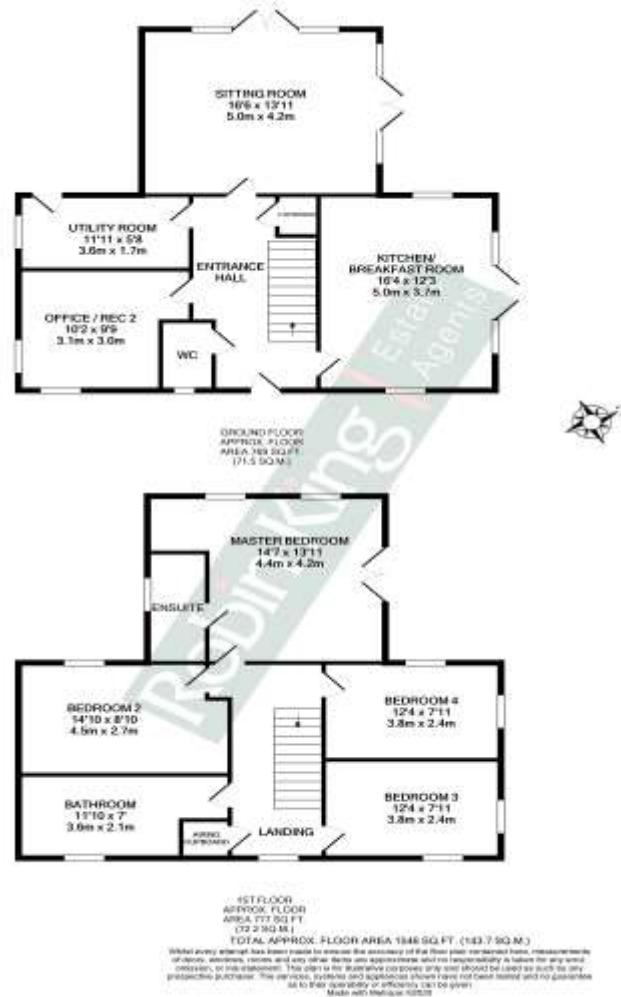
Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract 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 Kings office in Congresbury, turn right onto 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 onto the A38. Proceed through the traffic lights and Redwood House is on your right hand side.

SERVICES – All mains services

LOCAL AUTHORITY – North Somerset District Council – Band F £2504.30 (2020/21) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

ENERGY RATING - B



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