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 Regional Agency
 of the Year: South West

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HILL VIEW, CUCK HILL, SHIPHAM, BS25 1RD

Detached bungalow in an elevated edge of village location

Flexible layout, with space to work from home

Spacious sitting room with fireplace

Modern well fitted kitchen/dining room

Utility room

Study

Four double bedrooms

Spacious family bathroom plus separate shower room

Detached garage and ample off street parking

Far reaching countryside views, set in the Mendip Hills AONB

Gardens to front, side and rear

This detached bungalow is set in a superb elevated location affording far reaching views and has been extended and improved to form a spacious family home. It sits in the AONB of the Mendip Hills offering plenty of outdoor activities for all the family.

The front door leads into the hallway, with all the principal rooms leading off. To the left is the lovely sitting room with panoramic views from its two windows to the front elevation. It has a Minster style fireplace housing a gas fire.

The kitchen/dining room is great family space, well fitted with a range of units, Rangemaster cooker, built-in dishwasher and space for fridge/freezer. Off the kitchen is a newly fitted utility room, which has plumbing for a washing machine and space for tumble dryer and a sink unit.

The family bathroom has a spa bath, large walk-in shower, wash hand basin and W.C. and there is also a separate spacious shower room.

The study provides a useful 'work from home' space (or nursery bedroom) and there are four double bedrooms.





The property has a wide driveway providing ample parking and turning space and there is a detached single garage. Steps lead up to the bungalow and there is a lawned open front garden with shrub border to the front. A pathway leads along the front of the bungalow to the side garden where there is a large patio area and lawn which continues around to the rear garden, bounded by hedging and is very private.

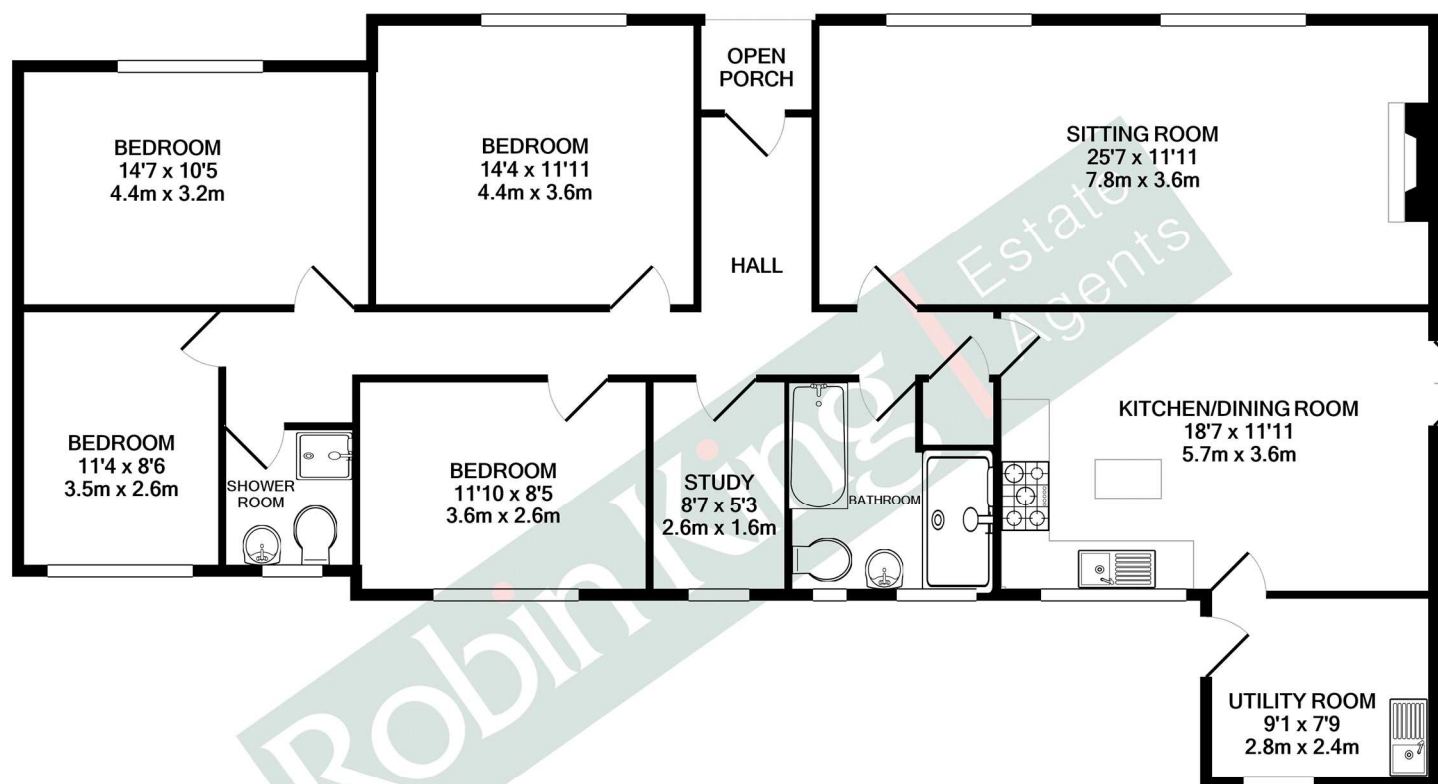
Shipham is a pretty village situated on the western edge of the Mendip Hills in a designated area of outstanding natural beauty, some 15 miles south of Bristol and within easy reach of the M5 and Bristol airport. The village has a school, pub, award winning butcher/general store/newsagent, garage, church and village hall. Kings of Wessex School is nearby with private schooling at Sidcot. A more comprehensive range of amenities can be found in the nearby villages of Winscombe and Cheddar.

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 in Congresbury turn right on to the High Street and continue out of the village. On reaching the A38 turn right and continue through Churchill Take the left hand turn signposted to Shipham, just after passing the garage on your left. Continue through the village and up the hill, and the property will be found to the left hand side, just past the turning for Templars Way.

SERVICES – gas central heating, septic tank drainage. **LOCAL AUTHORITY** – Sedgemoor District Council – Band D £1,797.02 (2020/21) * Bandings for properties altered/extended since 1st April 1993 could be subject to review. **ENERGY RATING** - C



TOTAL APPROX. FLOOR AREA 1411 SQ.FT. (131.1 SQ.M.)

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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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