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Woodlands, 2 Beech Close, Shipham, BS25 1SD

Situated on private road within easy reach of village amenities

Very flexible accommodation of 2265 sq ft

Sitting room flooded with light and double sided fireplace into the dining room

Superb Mark Wilkinson kitchen/breakfast room with integrated appliances. Utility room.

2 downstairs bedrooms and downstairs shower room plus further downstairs bathroom

Principal bedroom upstairs with ensuite

Further bedroom upstairs plus study\hobbies room

Large private mature gardens and woodland

Double garage plus extensive parking

Gas central heating and double glazing

This detached country home having been extended and refurbished, is the ideal blend of contemporary and traditional, yet with potential to make further improvements. With flexible accommodation, including 4 bedrooms, 2 being downstairs and an absolutely stunning kitchen together with gardens and woodland of over 1\2 an acre it is sure to appeal to many family situations.

The front door leads into the large hallway with engineered oak floor. The contemporary downstairs shower room has a low level W.C., basin, tiled shower cubicle and white stone effect tiled floor. The oak floor flows through into the dining room currently used as a study, with large windows overlooking the garden. Into the sitting room, which is flooded with light from the triple aspect windows and French doors all giving delightful views over the garden. The double sided fireplace goes through into the dining room and is a real feature of both rooms.

The stunningly designed vaulted kitchen\breakfast room is the real heart of the home, drenched in light from the wall of windows, full length window and 4 Velux windows. Fully fitted with a range of Mark Wilkinson floor and wall units in Maple with granite worktops, it has an electric induction hob with extractor over, integrated oven, microwave and warming drawer, double dishwasher and a larder style fridge\freezer. The island offers seating and storage and there is ample room for a large table and chairs. The floor is laid with white stone effect tiles. Doors lead onto the terrace. The utility room has a useful large fully tiled dog\bike shower together with wall cupboards and sink unit, space for a washing machine and tumble dryer and door to the double garage and garden.

A glazed door separates the bedroom area from the rest of the house. The 2 double bedrooms on this floor lead off of the corridor from the hallway and both enjoy those lovely garden views. There is also a bathroom in need of refurbishment. The inner hallway with doors from the porch has an understairs cupboard and stairs with glass balustrades leading to the first floor. Here there is eaves storage and an ideal study or hobbies room and a further bedroom with delightful outlook. On then into the Principal bedroom suite with views over the woodland and beyond and an extensive range of fitted wardrobes and a fully tiled ensuite with bath, basin and W.C.





The gardens are a huge asset to the property. The front has an extensive paved driveway giving ample parking and turning space and has a raised border with shrubs. The double garage has 2 up and over doors plus pedestrian door to the utility room, power and light and loft storage. The Worcester boiler and pressurised water tank are sited here. Gates lead to the side where there is a paved area. A large terrace has access from the kitchen, ideal to sit and enjoy the garden. The gardens are private with large lawn and mature shrubs and trees. A path leads down and meanders through the woodland area, a nature lover's delight. The lane, Beech Close is owned by the property.

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

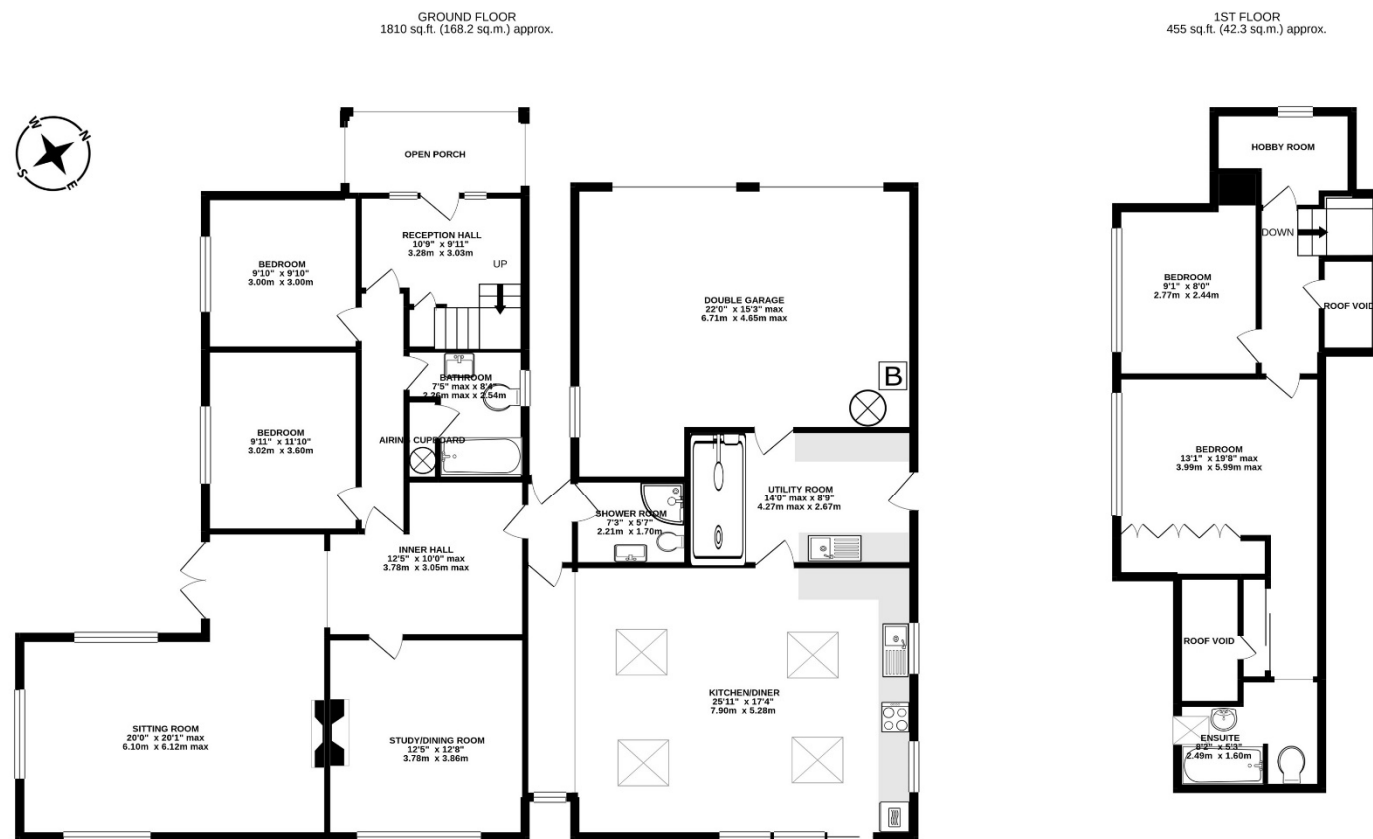


DIRECTIONS – From Robin Kings office in Congresbury, turn right on to the High Street and continue out of the village. On reaching the A38 turn right and continue through Churchill. Take the left hand turn signposted to Shipham, just after passing the garage on your left. Continue into the village and at the top of the hill, turn left into Beech Road. Turn right into Beech Close and the property is at the end on the left.

SERVICES – mains gas, mains water, private drainage.

LOCAL AUTHORITY – Sedgemoor District Council – Band E £2,196.36 (2020/21) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

ENERGY RATING - C



TOTAL FLOOR AREA : 2265 sq.ft. (210.4 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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