



Crossways House
Station Road, Sandford, BS25 5RA

Robin King | Estate Agents

Crossways House, Station Road, Sandford, BS25 5RA

A beautifully presented 4 double bedroom semi-detached character property in a popular village location with a large double garage/outbuilding offering potential to create an annexe

- Approx 1,661 sq ft flexible accommodation over 3 floors
- Character features including fanlight, flagstone floor, elegant staircase, decorative fireplaces and plasterwork
- Large cellar, 2 bathrooms and very spacious bedrooms
- Catchment area for Outstanding Churchill Academy
- Convenient access to M5, to Bristol and beyond

Crossways House is a beautifully presented substantial family home that offers both style and functionality. Believed to date from the early 1820's, the property has recently been the subject of an extensive programme of refurbishment and renovation, yet still offers further scope for a new owner to create their own truly fabulous home to suit a variety of needs. A new roof, guttering, radiators and front door are some of the updated features, along with the attractively landscaped front garden.



From the moment you enter Crossways House, there is a sense of character and space. To the left of the entrance hallway is the spacious sitting room with a wide feature fireplace with wood burning stove. At the end of the hallway there is access to the large cellar, which offers plenty of storage or workshop space or potential for further development. The kitchen/dining room incorporates a range of wall and base units and there is room for a large range cooker, washing machine and free-standing fridge/freezer and light floods in through the large sash windows to the front and rear. An elegant staircase with decorative features leads to the first floor, where there are 2 very spacious double bedrooms either side of a bathroom. There is a similar arrangement on the second floor and light floods through the recently-installed Velux windows to the rear.



Outside - Crossways House is situated opposite All Saints Church, with an attractive and private large walled garden to the front of the property. This has recently been cleared and professionally landscaped, and is mainly laid to lawn with a variety of shrubs and



plants. A gravelled garden path leads round to the right of the property to an enclosed gravelled rear garden area, that could perhaps be accessed via a door from the kitchen/dining room. There is off-street parking for a number of cars on the driveway (partly shared for neighbours' access) and there is a substantial double garage/outbuilding with double wooden doors. Subject to the necessary permissions this offers scope to create a workshop or a self-contained annexe. A pathway to the side of the garage leads to an additional enclosed private garden area.

Location - Sandford village has a church, primary school, shop, popular Thatchers Railway Inn public house and a village hall. The nearby village of Winscombe provides a more comprehensive range of amenities, with a good range of shops and a public house. Junction 21 of the M5 is within 5 miles for access to Bristol and beyond and mainline railway services are available within 8 miles from Yatton station (Journey times to London Paddington from 114 minutes). The property is in the catchment area for the "Outstanding" Churchill Academy and Sixth Form and private schooling is available at nearby Sidcot or Bristol.



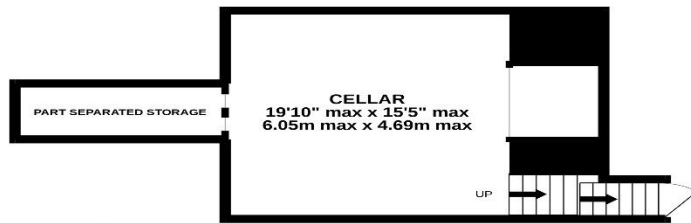
Important Notice:

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

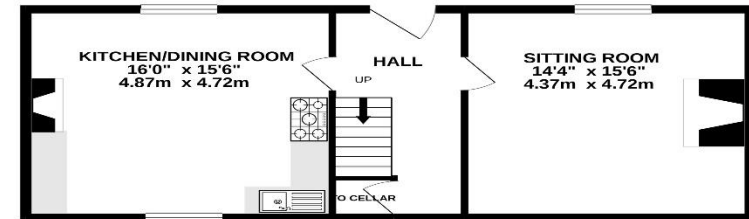
DIRECTIONS – From our office turn right onto the High Street B3133 and continue along to the Brinsea Road, turning right onto Brinsea Batch. Continue onto King Road, which turns into Church Lane. Turn left onto Churchill Green and then right onto Hillier’s Lane. At the end turn right onto A368 Dinghurst Road, which becomes Greenhill Road. Continue past Sandford primary school and Sandford Stores on the right and past the village hall on the left. Continue towards All Saints Church (in an elevated position on the left hand side) and Crossways House is opposite, shortly after the right hand turning to Nye Road.

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – Band F £2,737.20 £ (2021/22) * Bandings for properties altered/extended since 1st April 1993 could be subject to review. **SERVICES** – All mains services are connected. Gas central heating – combi boiler installed October 2018 EPC rating - E

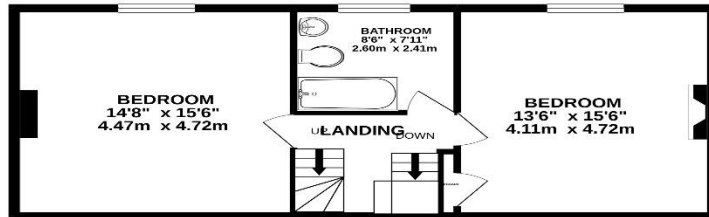
BASEMENT
0 sq.ft. (0.0 sq.m.) approx.



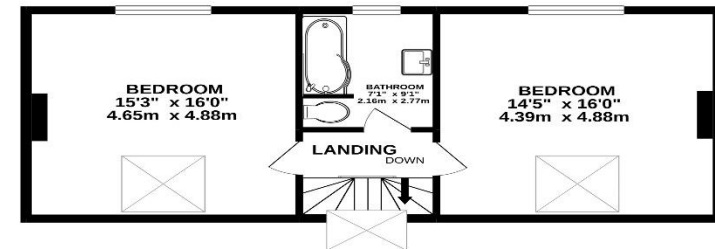
GROUND FLOOR
559 sq.ft. (51.9 sq.m.) approx.



1ST FLOOR
553 sq.ft. (51.4 sq.m.) approx.



2ND FLOOR
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA : 1661sq.ft. (154.3 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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