



SILVERDALE, DINGHURST ROAD, CHURCHILL, WINSCOMBE, BS25 5PN

A beautifully presented 3/4 double bedroom detached dormer bungalow with pretty gardens, ample driveway parking and garage.

Approx 1,362 sq ft free-flowing flexible accommodation to suit a variety of purchasers

Light and airy contemporary décor

Fabulous kitchen/breakfast/dining room with island breakfast bar

Generous utility/boot room

Downstairs double bedroom and shower room

Snug/bedroom 4 with direct access to rear sun terrace

Principal bedroom with walk-in wardrobe

Enclosed low maintenance landscaped rear garden with large fish pond

Pretty enclosed “walled garden” and large lawned front garden

Ample parking and garage

Rural views

Beautifully presented, this deceptively spacious property has flexible, free-flowing accommodation to suit a variety of needs, with a superb kitchen/breakfast/dining room and downstairs bedroom and family shower room.

The front door opens onto a generous, light and airy hallway off which to the right-hand side is a comfortable sitting room with 2 windows overlooking the front garden and French doors opening onto the side garden. Glazed double doors open into the impressive kitchen/breakfast/dining room with large central island unit/breakfast bar with granite worktop and a comprehensive range of fitted wooden cupboards offset by pretty Moroccan-style tiles. There is space for a large range cooker, and a large fridge/freezer along with a dining table and a sofa to just sit and relax. Off the kitchen is the spacious utility/boot room, with a good range of wall and base units and plumbing for washing machines, along with back door access to the garden. From the kitchen there is a downstairs shower room, coat cupboard and another sitting room/snug, with access through French doors onto the sunny paved rear garden with pond. A spacious double bedroom with bay window overlooking the front garden completes the downstairs accommodation.

Stairs wind upwards to the first floor where there is a family bathroom, and 2 double bedrooms: light floods into bedroom 2 which has windows overlooking the rear and side, and has a louvred cupboard with additional under eaves storage. Bedroom 1 is well appointed with lovely views over hills and fields to the front, with under eaves storage and a spacious walk-in wardrobe.

Silverdale is set centrally in its plot, securely surrounded by attractive easy to maintain gardens. The terrace outside the back door leads to an attractive enclosed walled garden area bordered by pretty shrubs and laid with artificial lawn for convenience. The wide paved terrace continues around from





the side to the back, providing many different locations to sit and enjoy the sunshine throughout the day. A rubble wall with hedging provides privacy to the rear and the large pond with stream feature imparts a sense of calm and tranquillity. Gravelled beds with a variety of bushes and shrubs provide interest and greenery. The front garden adjacent to the house includes a varied range of shrubs and bushes and there is a large level lawn with laurel hedge to the front boundary. The drive wraps around to the side, where there is a large parking area and single garage.

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. Bristol and Weston-super-Mare are within easy commuting distance and nearby M5 junctions 20 and 21 provide routes to the west country and the M4. Bristol International airport is within 7 miles. Mainline railway services to London Paddington (travel times from 114 minutes) are available at the village of Yatton (approximately 4 miles away). The countryside around offers many activities including riding, sailing, fishing, walking and golf.

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



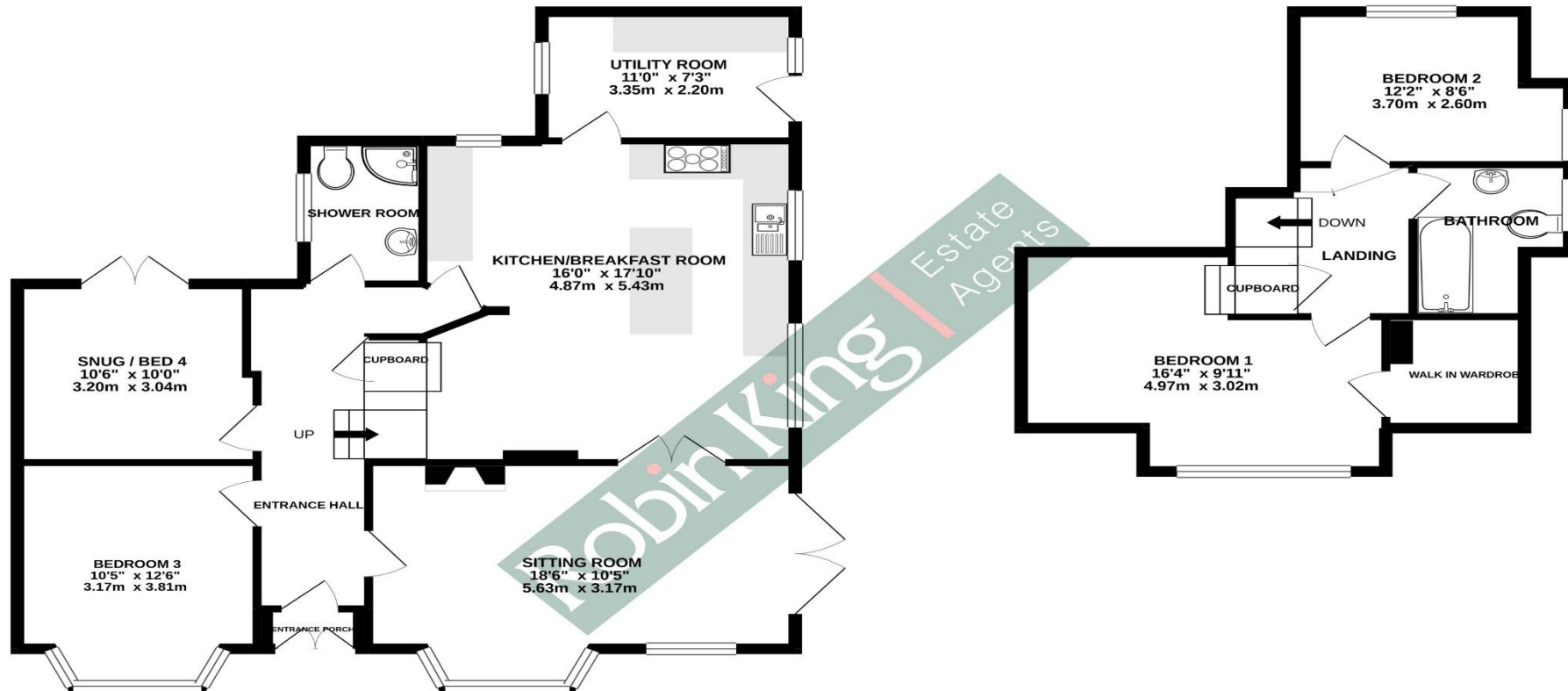
DIRECTIONS – From Robin King’s office take the High Street B3133 and bear left along Stock Lane and continue to the roundabout. Take the second exit onto the B3133 and then right at the lights onto the A38. At the traffic lights turn right onto Dinghurst Road. Continue for about half a mile, past the right turn to Font Street, and the property is on the right-hand side
EPC – TBC

SERVICES – All mains services are connected

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.

GROUND FLOOR
960 sq.ft. (89.2 sq.m.) approx.

1ST FLOOR
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 1362 sq.ft. (126.5 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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