



**35 Dabinett Drive
Sandford, BS25 5AF**

Robin King | Estate Agents

35 Dabinett Drive, Sandford, BS25 5AF

A stunning 4 double bedroom detached house with an unusually large enclosed south facing rear garden, double garage and off-street parking in a popular North Somerset village location

- Approx 1,493 sq ft flexible accommodation
- Superb kitchen/dining room overlooking the garden
- High quality fixtures and fittings throughout
- Catchment area for Outstanding Churchill Academy

This beautifully appointed and stylish property is characterised by well-proportioned accommodation, with high quality fixtures and fittings throughout and cool, clean lines. Sitting towards the end of a no-through road on a recent development, the property enjoys a sense of space and privacy.

Upon entry, to the right of the hallway is a home office/ family room overlooking the garden; to the left is the spacious sitting room, with glazed doors opening into the stunning dining room area of the kitchen/dining room. This beautifully appointed room is the highlight of the property, with double bi-fold doors and adjacent French doors opening onto the terrace beyond. The elegant kitchen is fitted with a comprehensive range of grey wooden wall and base units with wooden work surfaces. High quality integrated NEFF appliances include a dishwasher, fridge/freezer and double oven and there is a SMEG gas hob. A door from the utility room off the kitchen provides access to the side of the house and the garden beyond. A cloakroom with contemporary Duravit sanitaryware completes the ground floor accommodation.

On the first floor is a galleried landing with 4 double bedrooms; the principal bedroom has a generous en-suite shower room and there is a luxurious family bathroom.

Outside

The front garden is laid to lawn with some shrubs and bushes and paving leads to the front door and round to the side of the property. There is off-street parking for 2 cars and a generous





double garage with a rear door opening onto the enclosed back garden. The south facing garden is unexpectedly large, arranged over 3 shallow terraces laid to lawn and a wide shrub border to the fence boundary, and a sun terrace runs across the back of the property. The garden is currently designed with low-maintenance in mind but does offer significant scope for creative gardeners. There are lovely views from the garden to the Mendip hills beyond.

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. Jct 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. The property is in the catchment area for Churchill Academy and Sixth Form and private schooling is available at nearby Sidcot or Bristol.



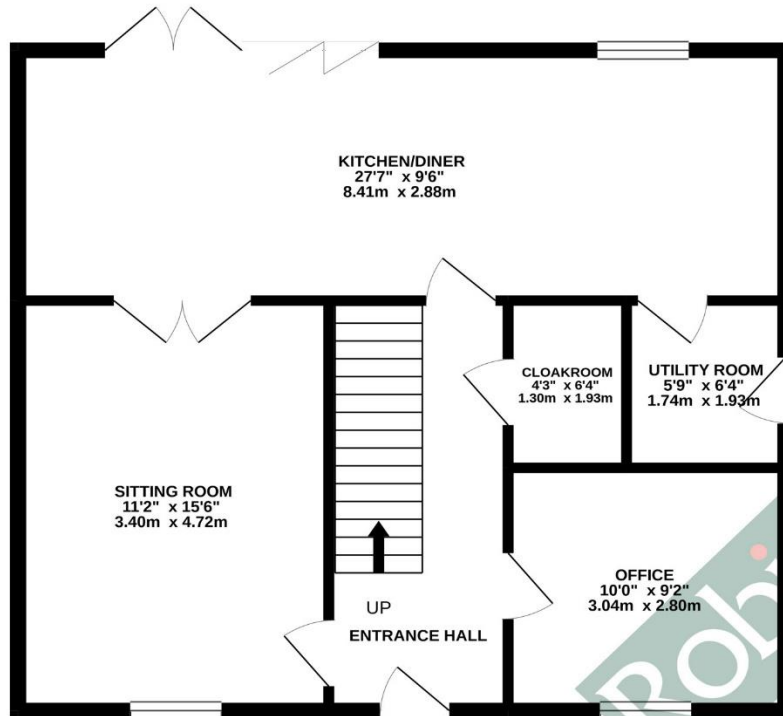
Important Notice:

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

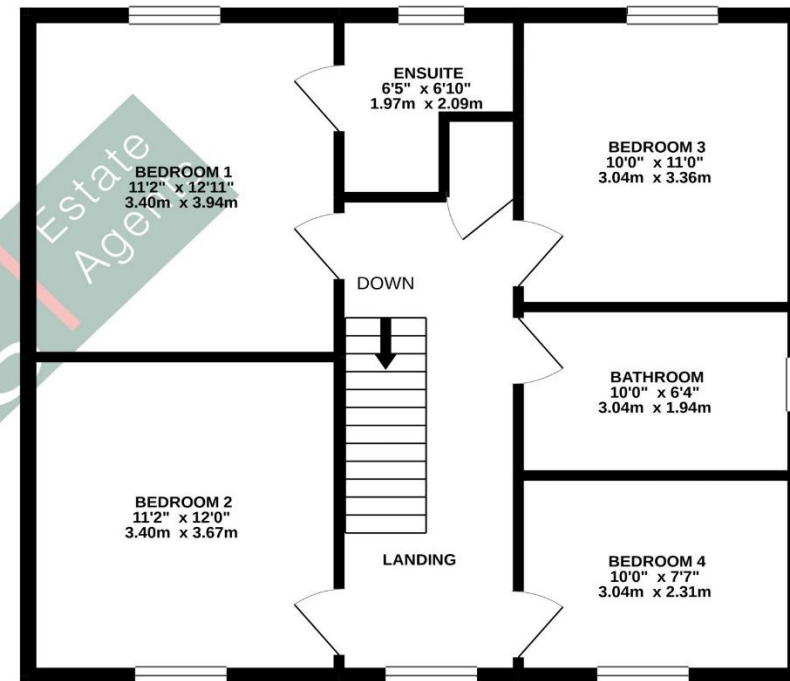
DIRECTIONS – From our office turn right onto the High Street B3133 and continue along to the Brinsea Road, turning right onto Brinsea Batch. Continue onto King Road, which turns into Church Lane. Turn left onto Churchill Green and then right onto Hillier’s Lane. At the end turn right onto Dinghurst Road A368 and continue along, taking the right turn just past Sandford primary school, onto Dabinett Drive. Follow the road around to the left and take the first left hand turn, then follow the road around to the left, and the property is on the right-hand side.

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – Band E £2,316.10 (2021/22) * Bandings for properties altered/extended since 1st April 1993 could be subject to review. **SERVICES** – All mains services are connected **EPC Rating** – B

GROUND FLOOR
689 sq.ft. (64.0 sq.m.) approx.



1ST FLOOR
689 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA : 1493sq.ft. (138.7 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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