



**12 Knapps Drive**  
**Winscombe, Bristol, BS25 1BD**

**Robin King** | Estate Agents



## 12 KNAPPS DRIVE, WINSCOMBE, BRISTOL, BS25 1BD

A deceptively spacious 3-4 bedroom house in a good sized plot with generous gardens, 2 garages and ample driveway parking in a quiet location in a popular Somerset village with excellent amenities

- Approx 2,156 sq ft flexible accommodation
- Downstairs bathroom and impressive laundry/utility room
- 2 separate garages and ample driveway parking
- In catchment area for Outstanding Churchill Academy and near Sidcot school
- Convenient for access to M5, Bristol and beyond and mainline train services
- No onward chain

12 Knapps Drive provides substantial and flexible family accommodation, now in need of updating, but with great potential to create a stunning modern family home to suit various living requirements.

The house sits almost centrally in a plot exceeding 0.2 acres and from the first view, one appreciates a sense of space and solidity. A glazed porch area opens into the generous reception hall, off which to the front of the house is the sitting room with wood burner. Wooden bi-fold doors open into the dining room overlooking the rear garden. A glazed door leads to the sun room to the side of the house, with doors opening onto the terrace and garden beyond. To the other side of the dining room is the kitchen, with a wide window overlooking the garden and there is a pantry/store cupboard awaiting jars of home-made jam. Also on the ground floor is a large double bedroom/additional reception room overlooking the front garden, a generous bathroom with separate shower enclosure and a home office with direct access into the single garage with electric door. The superb laundry/utility room will appeal to every domestic goddess and there is a gardener's loo near the side exit for Mr McGregor.

Upstairs is a bathroom, along with a small double/spacious single bedroom. In addition, there is a double bedroom with 2 fitted wardrobes and wonderful views over the front garden and surrounding countryside. Directly off this bedroom is another double bedroom with a built-in wardrobe and generous under eaves storage: perhaps an unconventional arrangement, a separate hall and doorway could be easily created to allow independent access to this room.

**Outside** - in addition to the generous driveway parking and single garage to the front of the property, behind the wooden gate to the left of the garage there is an







additional single garage with further parking space. The rear garden is mainly laid to lawn with some shrubs and trees, and provides scope for the keen gardener. The generous front garden is laid to lawn, bordered by dense hedging and a mature magnolia tree. Directly opposite the property is a wide, open field and there are spectacular views towards the church and over the surrounding countryside.

**Location** - Winscombe's amenities include a good range of shops, takeaways, a thriving village hall and public house along with a primary school, with senior schooling within 3 miles at the Outstanding Churchill Academy and Sixth Form. Private schooling is also available at nearby Sidcot School. Junction 21 of the M5 is within 5.4 miles and mainline railway services are available within 8.4 miles at Yatton station, (journey times to London Paddington from 114 minutes). Bristol Airport is within 9.6 miles with Bristol city centre approximately 17.6 miles away. The countryside around offers many activities including riding, sailing, fishing, walking and several golf courses.

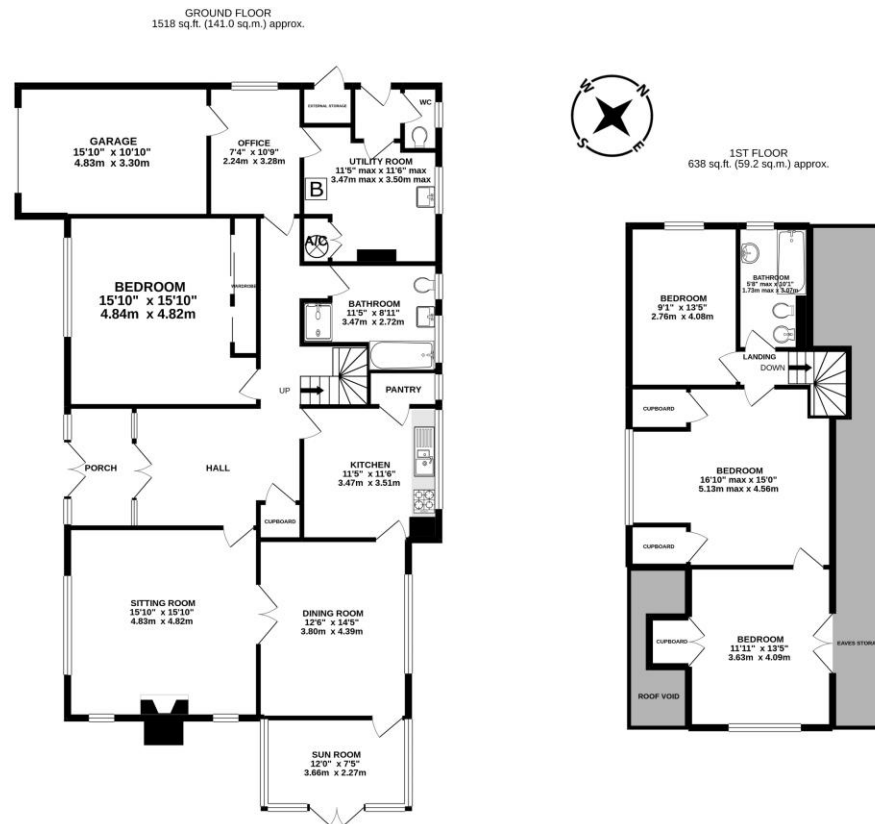


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Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance 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 take the High Street B3133 and continue along Stock Lane and on to the A38 at Langford. Continue along the A38 Taunton Road, passing through Star village and then past Sidcot School on the left. At the traffic lights turn right onto the A371 to Winscombe and continue along Woodborough Road through the village and under the railway bridge. Take the 2<sup>nd</sup> right turning onto Knapps Drive and as the road bears round to the right, bear left onto the road adjacent to the field, and the property is on the corner on the right hand side.

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



TOTAL FLOOR AREA : 2156 sq.ft. (200.3 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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