



Edgehill
The Drive, Shipham, BS25 1TL

Robin King | Estate Agents

EDGEHILL, THE DRIVE, SHIPHAM, BS25 1TL

A beautifully presented and deceptively spacious 3 double bedroom bungalow with double garage, ample driveway parking and well tended south facing rear garden

- Approx 1,102 sq ft light and airy accommodation
- Principal bedroom with en-suite shower room
- Double garage with electric up and over door
- M5 Jct 21 within 7.5 miles for access to Bristol and beyond
- No onward chain

Coming to the market for the first time since its construction in 1977, Edgehill has been a much loved and well-maintained family home in a quiet location in a popular village.

Upon entry, one is immediately struck by a sense of light and space. The hallway leads ahead to the spacious sitting room, which is flooded with light through the 2 large windows and a patio door that gives access onto the wide terrace and attractive garden beyond. The dining room also overlooks the garden and a door leads into the kitchen, which incorporates a variety of wall and base units and accommodates a fridge/freezer and washing machine. There is also a peninsula breakfast bar with seating space for 2 and handy cupboards below. A glazed door leads to steps down to the side and rear garden. From the kitchen the hallway leads onwards to the bedroom accommodation: there are two spacious double bedrooms overlooking the pretty garden to the side of the property and the principal bedroom sits to the front, with an en suite shower room. There is a smart contemporary bathroom, generous hallway cupboard storage and a door providing access into the spacious double garage.

Outside

Edgehill sits centrally within its plot, with ample gated driveway parking to the front, plus an additional gravelled parking area and a small turfed area with a cherry tree.





There is a pretty side garden to the right of the house, with roses and other established shrubs and paths wrap around each side to the wonderful south facing rear garden. Well-tended mature hedges and trees bordering the garden enhance a sense of privacy and the assorted shrubs including peonies, hydrangea, crocosmia and fuchsias provide colour and interest. The wide terrace adjacent to the sitting room provides a spacious outdoor area to simply sit and enjoy the lovely surroundings or for alfresco dining.

Location

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 (Jct 21 within 7.5 miles) and Bristol airport (approx. 8 miles). The village has a school, pub, an 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.

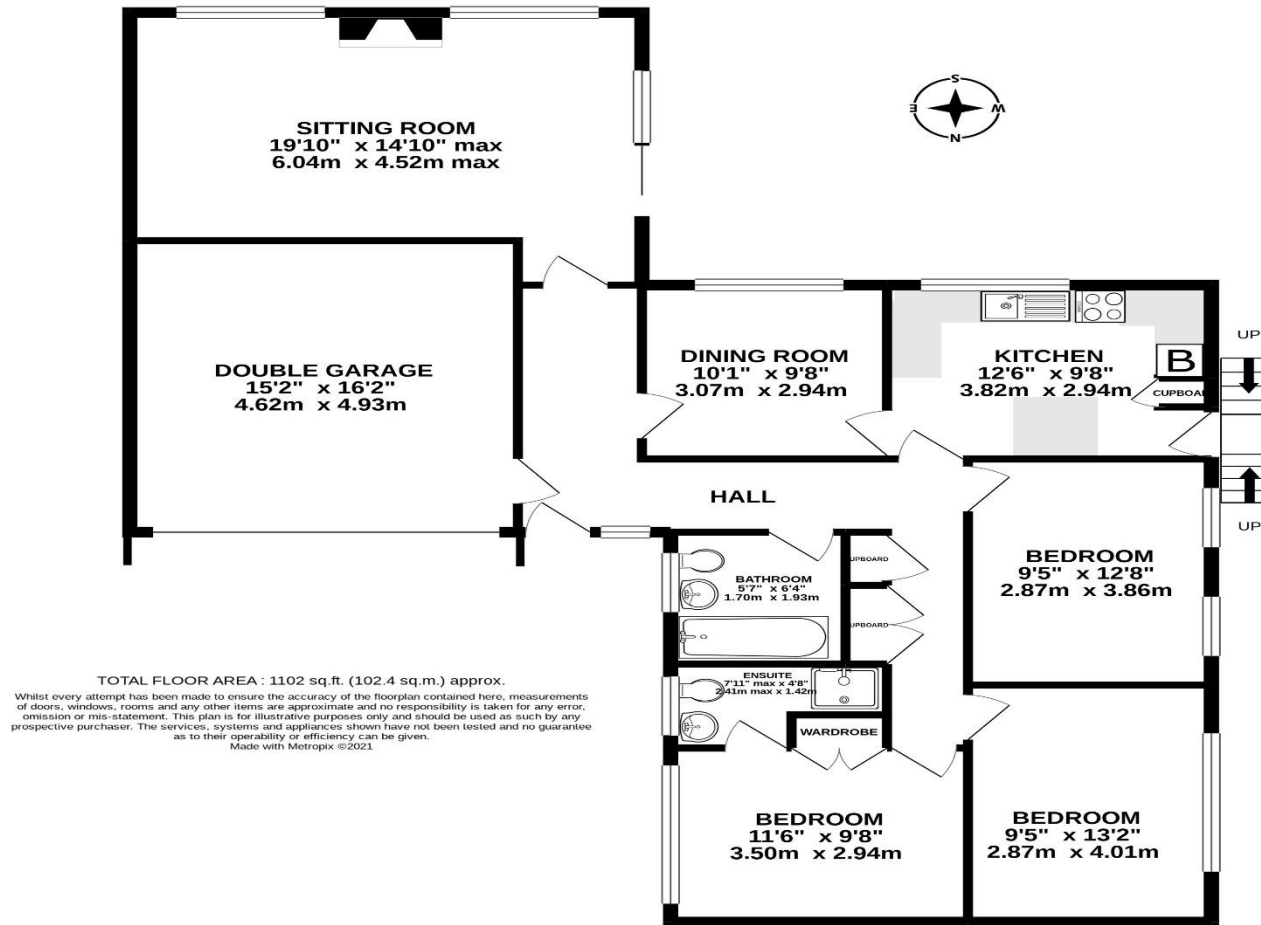
Important Notice:

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 our office take the High Street/B3133 and continue onto Stock Lane, taking the 2nd exit at the roundabout onto the B3133. At the traffic lights turn right onto the A38 and continue over the Churchill traffic lights onto A38/New Road, bearing uphill and past the left hand turning to Rowberrow Lane. Just past the petrol station on the left, take the left turn to Shipham and continue through the village, past the school on the right-hand side. Shortly after the right-hand turn to Sycamore Close take the next right onto Comrade Avenue. Bear left onto The Drive and as the road bears round to the left, go straight on and Edgehill is the 2nd property on the left hand side.

LOCAL AUTHORITY – Sedgemoor District Council – Tel 0300 3037800 – Band £2357 (2021/22) * Bandings for properties altered/extended since 1st April 1993 could be subject to review. **SERVICES** – All mains services are connected **EPC RATING** - E

GROUND FLOOR
1102 sq.ft. (102.4 sq.m.) approx.



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