



**4 New Site**  
**Church Road, Redhill, Bristol, BS40 5SQ**

**Robin King** | Estate Agents

## 4 NEW SITE, CHURCH ROAD, REDHILL, BRISTOL, BS40 5SQ

3 bedroom semi-detached property with ample driveway parking and large gardens to front and rear with stunning panoramic views over surrounding countryside

- **Approx 845 sq ft accommodation**
- **Potential to create a stunning family home**
- **Within catchment for “Outstanding” Churchill Academy and Sixth Form**
- **Popular location convenient for access to Bristol and beyond**
- **No onward chain**

Set in an unusually large plot, in a popular village location convenient for access to Bristol and beyond, 4 New Site provides scope to create a truly wonderful family home. Downstairs the sitting room has a grey tiled open fireplace and French doors open onto the large back garden. Light floods into the kitchen/diner through a large window overlooking the front garden. Fitted with a good range of cream wooden wall and base units along with a larder cupboard plus an integrated oven and a hob with an extractor over, the kitchen includes plumbing for a washing machine and a dishwasher, plus space for a tumble dryer. Also downstairs is a generous understairs cupboard, and a bathroom plus separate WC, along with an office/snug with direct access via a French door to the rear garden.

Upstairs are 3 bedrooms; overlooking the front is a single bedroom with an en-suite toilet and basin, plus a double bedroom, and to the rear is a double bedroom with breath taking views over surrounding countryside and beyond to the Mendip Hills.

### Outside

The property sits centrally in a large plot with large low maintenance gardens to front and rear. To the front there is ample driveway parking plus a carport adjacent to the front door. There is a large shed for storage and a gate opens into the rear garden, which is mainly laid to lawn with a central path to the end, beyond which are open fields and trees and rolling hills providing a truly wonderful panorama.





## Location

Redhill village lies in an elevated position approximately 2 miles south west of Winford, which has a junior school, pub and a post office. Further amenities are available within 2 miles west at Wrington, including primary schooling and playschool, and secondary schooling is available nearby at the “Outstanding” Churchill Academy and Sixth Form Centre. Redhill is surrounded by the picturesque Mendip Hills Area of Outstanding Natural Beauty, and is close to lakes at Chew Valley and Blagdon. Bristol International Airport is within 2 miles, and access to the M5 is 12 miles away, either at Jct 21 St Georges or Jct 20 Clevedon, and Bristol is 10 miles north east. Mainline rail services to London (journey time from 114 minutes) are available within 9 miles from Yatton station.

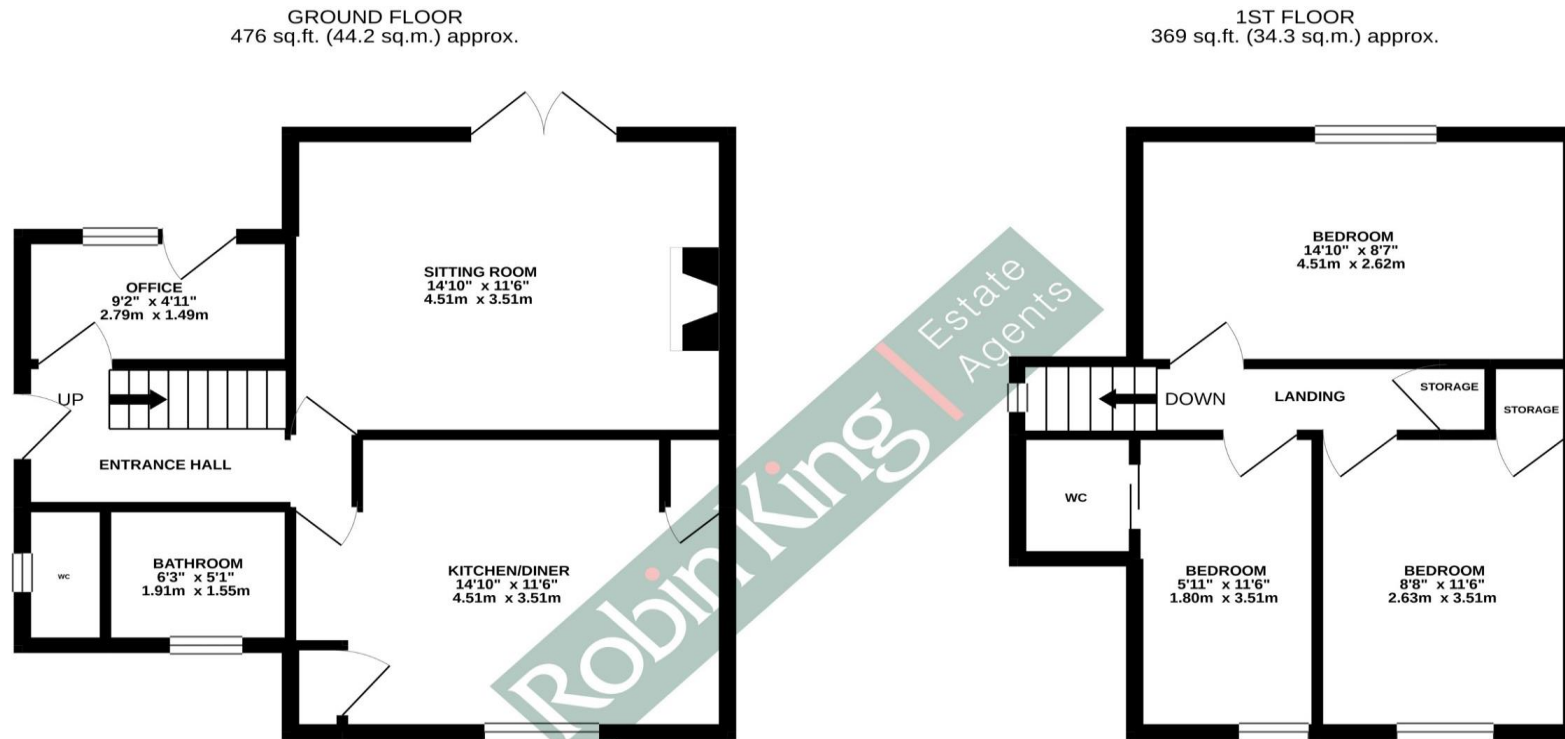


## Important Notice:

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 A370 Bristol Road, and after approx. 0.5 miles turn right onto the Wrington Road and continue for approx. 2 miles through Udley and onto West Hay Road. Having passed the right hand turning to Albury's take the next left onto Chapel Hill and continue along Roper's Lane to the end, going straight over to Long Lane and beyond Barley Wood Walled Garden. Long Lane turns into Church Lane. Having passed the church on the left, the property is on the right-hand side almost opposite the entrance to the village hall and club.

**LOCAL AUTHORITY** – North Somerset District Council – Tel 01934 888144 – Band C £1,696.40 (2021/22) \* Bandings for properties altered/extended since 1st April 1993 could be subject to review. **SERVICES** – Mains water and electricity, septic tank drainage, oil fired heating – no gas **EPC RATING** - D



TOTAL FLOOR AREA : 845 sq.ft. (78.5 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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