



**The Laurels**  
**Bristol Road, Churchill, Winscombe, BS25 5NL**

**Robin King** | Estate Agents

# THE LAURELS, BRISTOL ROAD, CHURCHILL, WINSCOMBE, BS25 5NL

A substantial 4/5 double bedroom family home with spacious, flexible accommodation plus a workshop, ample driveway parking and a charming garden, conveniently situated for access to Bristol and beyond

**APPROX 1,787 SQ FT FLEXIBLE ACCOMMODATION INCLUDING SITTING ROOM WITH WOOD BURNER AND UPDATED KITCHEN • 4/5 LARGE DOUBLE BEDROOMS AND SMART FAMILY BATHROOM • GOOD OUTSIDE SPACE INCLUDING LARGE GRAVELLED PARKING AREA AND CHARMING REAR GARDEN • CHURCHILL PRIMARY SCHOOL 0.6 MILES/ “OUTSTANDING” CHURCHILL ACADEMY 1.1 MILES/ BRISTOL AIRPORT 6.4 MILES/ACCESS TO M5 AT JCT 21 WITHIN 7 MILES/BRISTOL CITY CENTRE 14.3 MILES (ALL APPROX) • MAINLINE RAILWAY SERVICES FROM YATTON STATION WITHIN 5.1 MILES – PADDINGTON FROM 114 MINS**

Believed to date from 1805, and a much-loved family home for over 20 years, The Laurels provides well balanced and substantial accommodation over 2 storeys, with large rooms throughout. The property is set back off the A38 Bristol Road, with ample gravelled parking and screened by mature trees and hedges, conveniently situated for access to Bristol and beyond.

The entrance lobby provides a useful coat/boot storage area and access to the downstairs cloakroom, and opens directly into the large dining room that has recently been updated and refurbished, creating a very stylish, flexible space to suit a variety of needs. Smart, recessed cupboards to one corner provide storage and neatly conceal the boiler, and there are lovely views to the large garden dining terrace. An oak staircase to the other corner leads to the first floor, and a nearby door opens into the very spacious sitting room with a wide stone inglenook fireplace with flagstone hearth and wood burner, and attractive ceiling cornices. Light pours in through the 2 large windows overlooking the front of the house.

The kitchen off the dining room has been recently refurbished to include a good range of grey wooden base units, providing excellent storage and neat, clean lines. Integrated appliances include 2 ovens and a 5-ring gas hob with overhead extractor, along with a dishwasher. Two windows provide lovely garden views and a large pantry area off the main kitchen accommodates good storage in addition to space for a fridge/freezer. To the far end of the kitchen a door leads to the very large utility/laundry/boot room, fitted with a sink and storage units and space for a washing machine and a tumble dryer. A door to one end provides access on to the dining terrace and garden beyond.





Open tread wooden stairs lead up from the utility room to a very large room that could be used as bedroom 5 or perhaps a family/play/games room or an office to work from home. A door to the far end leads to bedroom 4, a spacious double with beamed ceiling, that has direct access to the smart family bathroom, fitted with a large shower enclosure in addition to a bath. Another door from the bathroom opens onto the main landing off which there are 3 further generous double bedrooms, 2 of which have decorative character fireplaces.

**Outside** – from the front parking area the garden leads around to the back, passing a side garden area with a large shed and wood store. The rear garden is neatly arranged, with a large block paved terrace running across the back of the house, an ideal place for alfresco dining and entertaining or to simply sit and enjoy the surroundings. Shallow stone steps lead to the lawned area bordered by a low stone wall, with various trees and shrubs.

**Location** – Churchill offers local shopping and social facilities including a 24-hour petrol station and mini-market and there is a large, modern medical practice in the village. Primary schooling is available close by,

**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

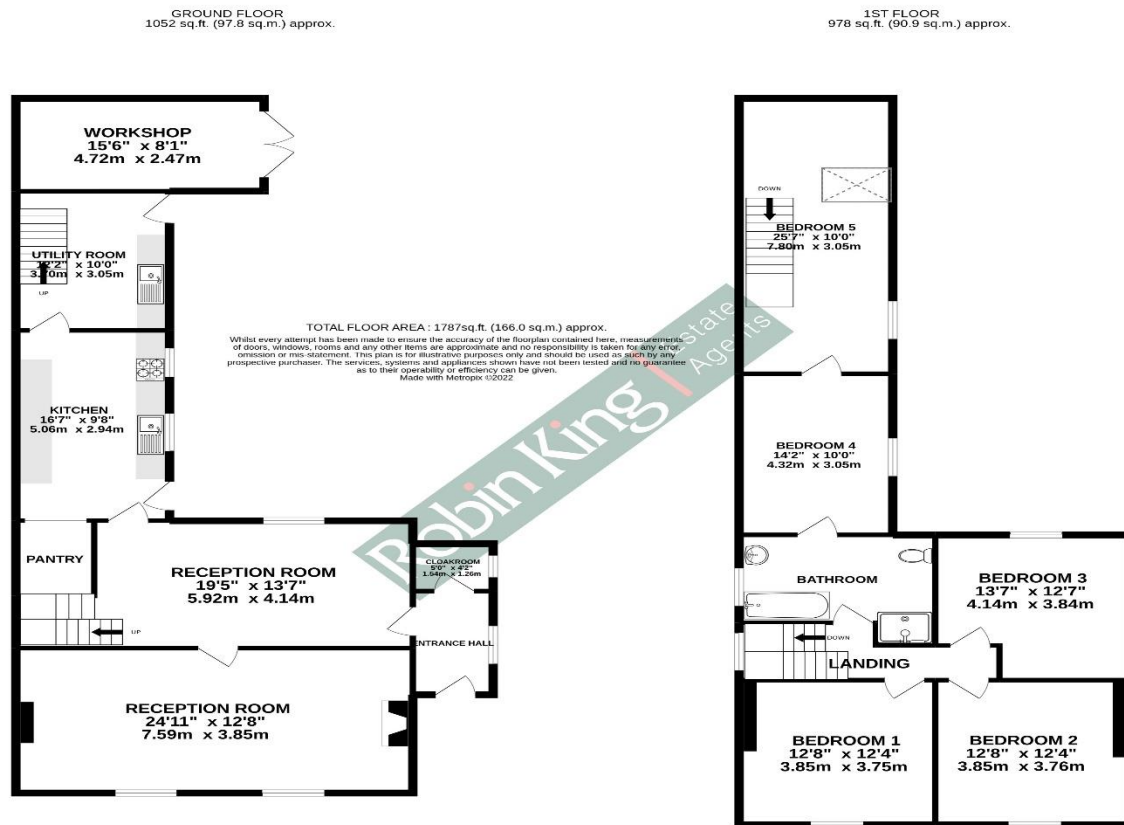
along with the “Outstanding” Churchill Academy and Sixth Form. The local villages of Congresbury and Winscombe provide a more comprehensive range of shops and amenities. Bristol and Weston-super-Mare are within easy commuting distance with a regular bus service available. Nearby public footpaths and bridleways provide access to wonderful walks in the surrounding countryside and Mendip Hills, designated an Area of Outstanding Natural Beauty.

**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 right onto the A38 Bristol Road. Go past The Churchill pub on the left hand side and continue just past the (ex) Winston B&B and The Laurels is the next property along on the left hand side with a gated gravelled parking area to the front.

**LOCAL AUTHORITY** – North Somerset District Council – Tel 01934 888144 – Council Tax Band G £3,256.27 (2022/23) \* Bandings for properties altered/extended since 1st April 1993 could be subject to review.

**SERVICES** – All mains services are connected

**EPC RATING** - E



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