



Willow Cottage
82B Greenhill Road, Sandford, Winscombe, BS25 5PB

Robin King | Estate Agents

WILLOW COTTAGE, 82B GREENHILL ROAD, SANDFORD, WINSCOMBE, BS25 5PB

A substantial 5 bedroom detached family home in a tucked away location with ample driveway parking and generous enclosed garden with garden office in a popular North Somerset village convenient for access to Bristol and beyond

APPROX 2,280 SQ FT FLEXIBLE ACCOMMODATION • POPULAR VILLAGE LOCATION WITH AN “OUTSTANDING” PRIMARY SCHOOL • WITHIN CATCHMENT FOR “OUTSTANDING” CHURCHILL ACADEMY & SIXTH FORM • MAINLINE RAILWAY SERVICES WITHIN 5.5 MILES AT WORLE OR YATTON STATIONS – PADDINGTON FROM 114 MINS • BRISTOL AIRPORT 8 MILES • CENTRAL BRISTOL 15.9 MILES (ALL APPROX.)

Willow Cottage provides substantial family accommodation in a quiet, tucked away setting, convenient for the amenities of Sandford village. The subject of a recent, unfinished, programme of extension, there is great potential for a new owner to complete the works to their own specification.

The property is set back off Greenhill Road, along a road shared by the few properties along it. There is ample parking to the front of the house for a number of vehicles, with potential to create a car port if required.

Upon entry one is struck by the generous proportions of the accommodation within, with a welcoming central entrance hall that includes a smart contemporary cloakroom. A reception room to the left would make a great family room/snug and leads to the (unfinished) garage conversion which includes a rear storage area. The dual aspect sitting room is of impressive proportions, with light flooding through a bay window overlooking the front and French doors opening onto the wide terrace and rear garden beyond. A “wood burner” style gas fire provides focus to the room.

Glazed double doors open onto the impressive kitchen/dining room. To one end the dining area accommodates a good sized dining table and glazed French doors open onto the covered dining terrace. The kitchen is fitted with an extensive range of white high gloss wall and base units including deep pan drawers and carousel cupboards along with a smart central island with attractive overhead lighting. Integrated appliances include a 5 ring gas hob with overhead extractor, 3 ovens and a larder fridge and there is space for a dishwasher. Beyond the kitchen is a very spacious utility/boot room, which is also fitted with a good range of wall and base units with space for a washing machine, tumble dryer, and if required an additional fridge/freezer, and a door provides garden access.

The upstairs accommodation is arranged off an impressive galleried landing area that includes a useful linen cupboard. There are 5 bedrooms, some with integrated wardrobes. The principal bedroom has a contemporary en-suite shower room, and





there is a smart family bathroom with a bath and large separate shower enclosure. A very spacious dual aspect bedroom has been created over the garage, and wooden ladder-style steps lead up to a large storage area with Velux window.

Outside –running across the back of the property a substantial glazed canopy provides a sheltered dining terrace area for year-round enjoyment of the garden, and there are footings for an uncompleted building. The garden is mainly laid to lawn, with some mature hedges and trees and to one corner is a smart self-contained garden office, providing an ideal location to work from home. To one side a gated path leads around to the front of the property, and to the other side of the house is a gated area that provides scope to create a carport if required.

LOCATION - The village of Sandford has a church, primary school, shop, popular Thatchers Railway Inn public house and village hall. Senior schooling is available nearby at the “Outstanding” Churchill Academy & Sixth Form, and independent Sidcot School within 2.3 miles. The nearby village of Winscombe provides a more comprehensive



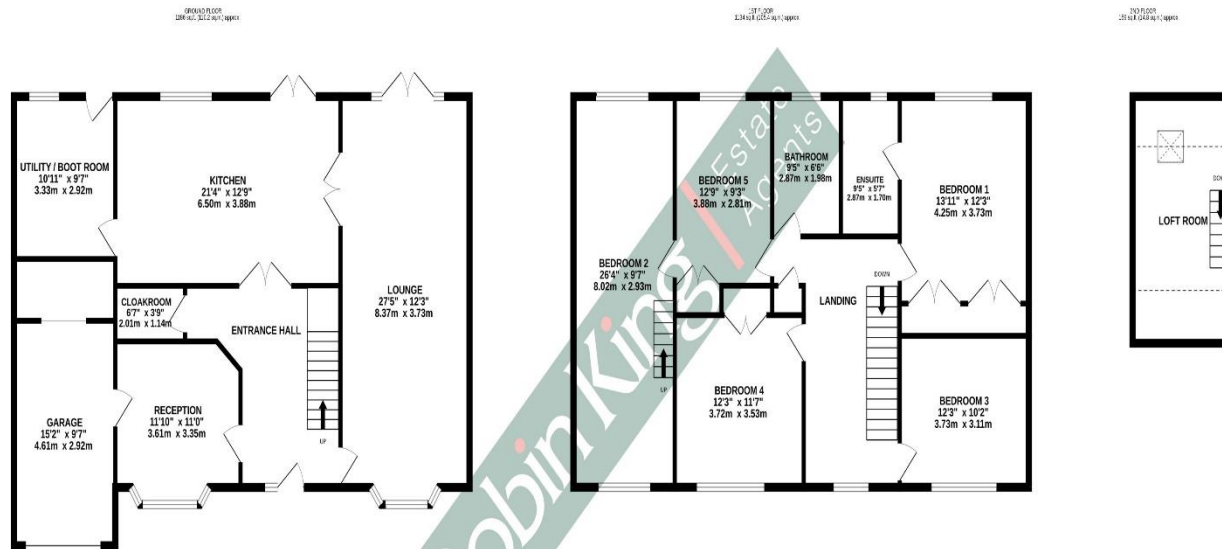
Important Notice:

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

range of amenities, with a good range of shops and a public house. Transport connections are good, with access to the M5 within 5.6 miles at Junction 22, Bristol Airport is within 8 miles and central Bristol some 15.9 miles distant. Mainline railway services are within 5.5 miles, either at Worle Station or Yatton station – Paddington from 114 mins.

DIRECTIONS – From our office go through Congresbury village and after 1.1 miles turn right onto Brinsea Batch, which becomes King Road and then Church Lane. At Churchill Academy turn left onto Churchill Lane then first right onto Hillier’s Lane. At the end turn right onto A368 Dinghurst Road and continue for approx. 0.7 miles. Ignore the right turn to Greenhill Lane and start to look out for the GAB garden/mower distributor on the right: as this approaches, look out for a driveway to the left, and Willow Cottage is along on the right hand side.

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – **Council Tax Band F** £2835.43 (2022/23) * Bandings for properties altered/extended since 1st April 1993 could be subject to review. **SERVICES** – All mains services are connected **EPC RATING - C**



TOTAL FLOOR AREA : 2280sq.ft. (211.8 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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