



**6 Orchard Drive  
Sandford, Winscombe, BS25 5RD**

**Robin King** | Estate Agents



## 6 ORCHARD DRIVE, SANDFORD, WINSCOMBE, BS25 5RD

A stylish and spacious single storey detached 4 bedroom family home with extensive driveway parking, garage and pretty gardens in a quiet residential location along a no-through road

**Approx 1,298 sq ft beautifully presented, flexible accommodation with engineered oak floors to many rooms • Spacious dual aspect sitting room with wood burner • Superb kitchen/dining/family room with high quality integrated NEFF appliances • Decked rear balcony leading to enclosed rear garden • Ample parking and detached garage • Yatton Station within 5.9 miles – Paddington from 114 mins • Bristol Airport 8.5 miles • Access to M5 within 5.2 miles at Jct 21**

A much-loved family home, 6 Orchard Drive has been the subject of an extensive programme of renovation and enhancement, creating substantial and beautifully presented, flexible single storey accommodation. Characterised by engineered oak flooring to many of the rooms, and neat, clean lines, there is a wonderful sense of space and light throughout the property.

The house sits centrally in a good sized plot, with a large front garden, ample driveway parking plus a recently re-built garage, and a charming enclosed rear garden. The very neat, tidy exterior of the property gives a good indication of the beautiful internal presentation throughout.

The accommodation is arranged with generous living space to the right and bedrooms to the left of the house, arranged either side of a spacious hallway with a welcoming lobby coat/boot room area. The stylish dual aspect sitting room sits to the front of the house, with a smart inset wood burner with a wide slate hearth and lovely views through the 2 large windows over the garden and towards the Mendip hills beyond.

The very spacious kitchen/dining/family room is a highlight of the property, providing flexible open-plan living ideal for family life and entertaining. The superb kitchen features stylish quartz surfaces and an extensive range of wall and base units including some deep pan drawers. High quality integrated NEFF appliances include a double oven, microwave and dishwasher, with space for a large American-style fridge/freezer. There is space for a large dining table and the family room/snug area beyond has direct access via patio doors to the balcony deck and to the enclosed rear garden. To one side there is a good sized utility room with a sink and space for a washing machine and tumble dryer, along with direct garden access.





Near the kitchen/dining/family room is a smart cloakroom and beyond is a useful linen cupboard. There are 4 bedrooms, all a good size, and a spacious family bathroom with a smartly screen shower over the bath.

**Outside** – the gardens to front and rear are beautifully presented and maintained, both mainly laid to lawn, with trees including a magnolia and a cherry to the front. Accessible from the drive via a wooden gate, the enclosed rear garden features smartly gravelled paths and neat borders planted with established shrubs, bushes and trees. A side door to the garage provides useful access and the decked balcony area off the kitchen/dining/family room is a lovely elevated spot to sit and relax and enjoy the surroundings.

**Location** – The village of Sandford has a church, primary school, shop, popular Thatchers Railway Inn public house and an active village hall, and is within the catchment for the “Outstanding” Churchill Academy & Sixth Form. Further amenities are available nearby in Winscombe village, with a good range of shops and a public house. Access to the M5 is within 5.2 miles at Junction 21 and mainline railway services available within 5.9 miles from Yatton station – Paddington from 114 minutes.

**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





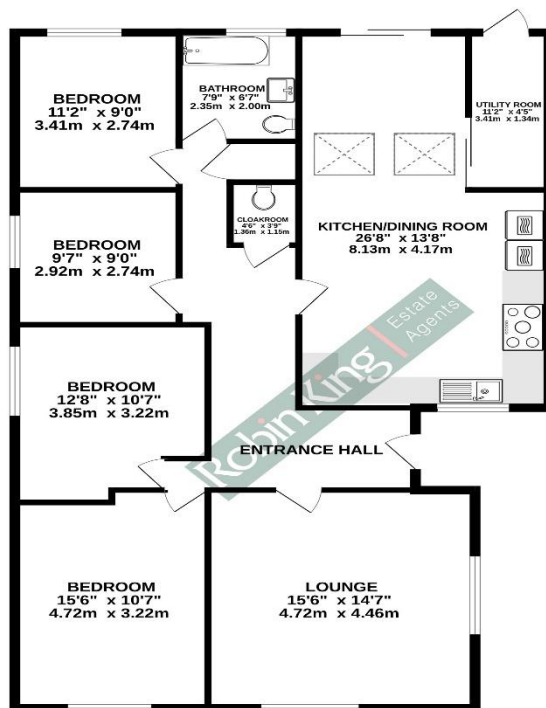
**DIRECTIONS** – From our office take the B3133 High Street, going through Congresbury village and after 1.1 miles turn right onto Brinsea Batch, which becomes King Road and then Church Lane. At the end, by Churchill Academy & Sixth Form, turn left onto Churchill Green and then take the first right onto Hillier’s Lane. At the end turn right onto the A368 Dinghurst Road and continue for approx. 1.1 miles. Having passed Thatcher’s Cider Shop on the right, take the next left turning onto Orchard Drive and follow the road around to the right: number 6 is the first bungalow on the right hand side.

**SERVICES** – All mains services are connected

**EPC RATING - C**

**LOCAL AUTHORITY** – North Somerset District Council – Tel 01934 888144 – **COUNCIL TAX BAND D** £2075.83 (2023/24) \* Bandings for properties altered/extended since 1st April 1993 could be subject to review.

GROUND FLOOR  
1298 sq.ft. (120.6 sq.m.) approx.



TOTAL FLOOR AREA: 1298 sq.ft. (120.6 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.  
Made with Metropix CS2023



**1 The Cross, Broad Street, Congresbury, North Somerset Tel: 01934 876226 Email: [post@robin-king.com](mailto:post@robin-king.com) Web Address: [www.robin-king.com](http://www.robin-king.com)**  
**Also at Mayfair Office, Cashel House, 15 Thayer Street, LONDON W1U 3JT and National Homes Network, 67/69 George Street, LONDON, W1U 8LT**