



11 Church Court
Church Road, Redhill, BS40 5SG

Robin King | Estate Agents

11 CHURCH COURT, CHURCH ROAD, REDHILL, BS40 5SG

A well-presented 3 bedroom semi-detached home with magnificent rural views towards the Mendip Hills and convenient access to Bristol and beyond.

Approx 852 Sq. Ft Accommodation • 3 Bedrooms • 2 Bathrooms • Open Plan Kitchen/Diner • Off Street Parking • Exceptional Views • Mainline Railway Services Within 5.7 Miles At Nailsea And Backwell Station – Paddington From 119 Minutes • Bristol Airport Within 2.6 Miles • Popular Village With Good Amenities, Including A Well-Regarded Junior School And In Catchment For Churchill Academy & Sixth From (All Distances Are Approx.)

11 Church Court is a 3 bedroom semi-detached home nestled in a quiet cul-de-sac in the lovely rural and elevated village of Redhill. With spectacular views, doorstep country walks, and excellent access to Bristol and beyond, this property offers a fantastic opportunity to embrace countryside living while enjoying nearby amenities.

Entering the hallway immediately ahead is a practical utility room with storage, room for a washer/dryer and a sink. To the left an archway leads through to the downstairs shower room and kitchen/dining room. A smart fitted kitchen with space for a freestanding oven and fridge/freezer has white units and dark worktops complimented by natural floor tiles and contemporary lighting under the counters. There is also ample space for a dining table and the benefit of underfloor heating.

Moving to the rear is the sitting room, with French doors providing the first glimpse of the spectacular views towards the Mendip Hills. These doors open onto a newly built dining terrace, offering the perfect opportunity to enjoy the surrounding nature and perhaps spot a cow or two in the fields behind. A cosy log burner creates a focal point for this space.

Rising to the first floor there are two double bedrooms and a single with bespoke shelving that is currently used as an office. This room and bedroom 2 both enjoy the wide far-reaching views.

The family bathroom is fully tiled with attractive mosaic tiles and features a bath with a shower over.





Outside – 11 Church Court is set back from the road with a lawned front garden and has a self-contained studio which could be used for an office space or playroom. There is also the benefit of off-street parking and a secure bike shed and tool shed. To the rear of the property is a low walled courtyard garden with hedging to one side. With breathtaking views this garden benefits from a south, southwest facing orientation capturing the best of the days sun and making it the ideal space for enjoying a summers evening with friends and family.

Location – The village of Redhill occupies an elevated position some 11 miles southwest of Bristol and has local facilities including a Church, pub and village hall with a recreational field and children’s play area. The near village of Wrington has a more extensive range of amenities including a primary and play school, with secondary schooling available nearby in Churchill. There is easy access to both Bristol International Airport within 2 miles and the mainline railway station at Nailsea and Backwell within 5.8 miles. The M5 is accessible within 10 miles at Junction 20 in Clevedon. (All distances are approximate).

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



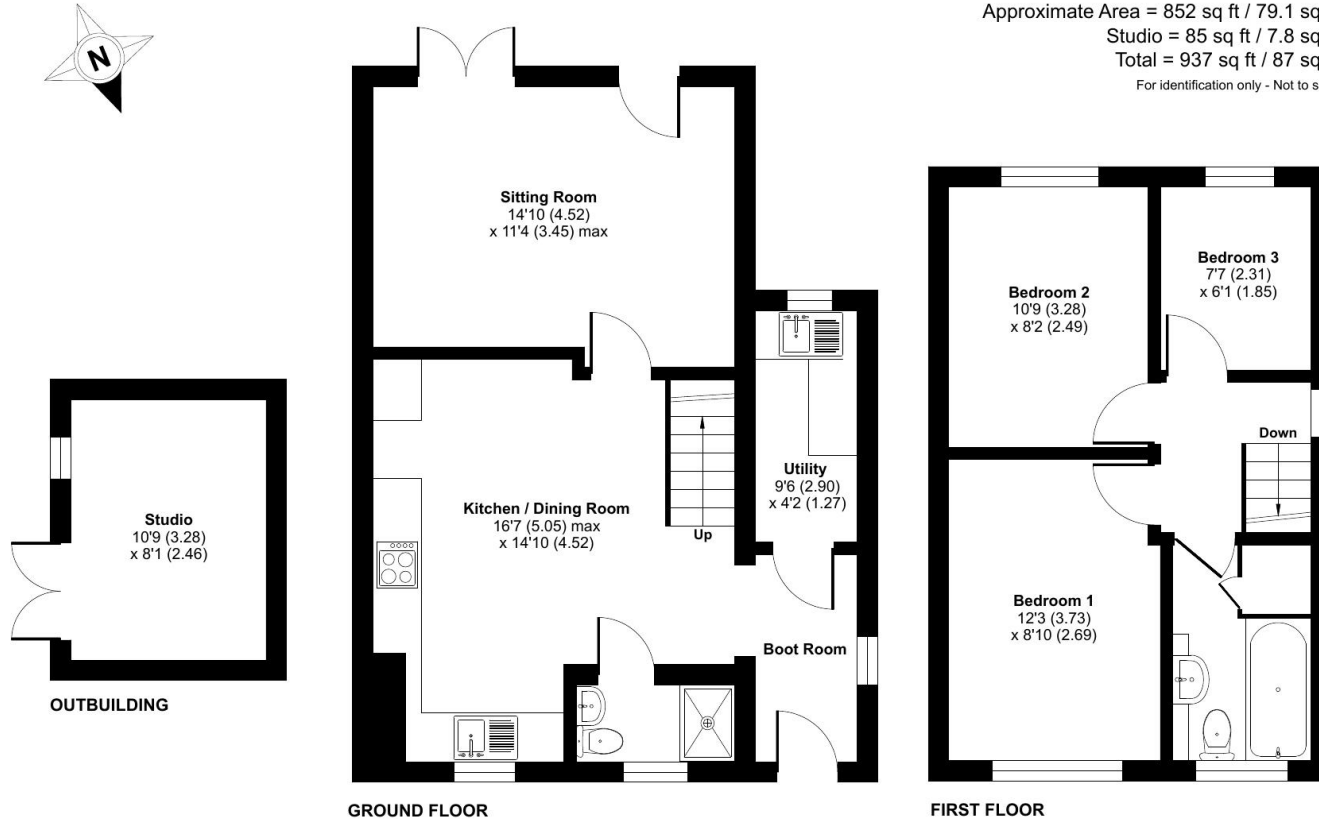
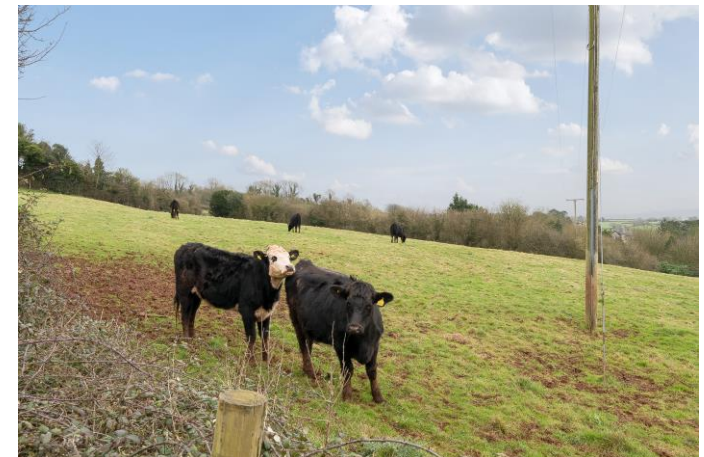
SERVICES – Mains Electricity / Water. Air Source Heat Pump. Solar Panels. Air conditioning unit (Bedroom 1)

EPC RATING – C

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – **COUNCIL TAX BAND C** £1,833 (2023/24) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

Church Road, Redhill, Bristol, BS40

Approximate Area = 852 sq ft / 79.1 sq m
Studio = 85 sq ft / 7.8 sq m
Total = 937 sq ft / 87 sq m
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Robin King LLP. REF: 1087685

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