



5 Dabinett Drive
Sandford, BS25 5AF

Robin King | Estate Agents

5 DABINETT DRIVE, SANDFORD, BS25 5AF

Nestled in the sought after village of Sandford, 5 Dabinett Drive is a beautifully presented 4 bedroom home, complete with a separate study, utility room, and a spacious open-plan kitchen diner. There is also a double garage and ample driveway parking.

APPROX 1960 SQ. FT ACCOMMODATION & GARAGING • 4 BEDROOMS • 2 BATHROOMS (1 EN-SUITE) • GARDEN • DOUBLE GARAGE • CATCHMENT FOR CHURCHILL ACADEMY AND SIXTH FORM • 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 (ALL DISTANCES APPROX)

Approaching the property, a path leads through the inviting front door, into an entrance hall adorned with Karndean flooring which flows throughout the downstairs. To the left, there is a dedicated study, perfect for working from home. To the right, the lounge is spacious and boasts double doors that enhance the flow of natural light throughout the ground floor, complemented by elegant sash windows that grace the property. There is also a downstairs cloakroom and understairs storage cupboard providing ample space for shoes and coats.

To the rear of the property, the kitchen is a thoughtfully designed featuring integrated Neff appliances, sleek quartz worktops, and a convenient sink overlooking the garden through double windows. Sunlight floods the dining area through bi-fold doors, creating a seamless transition between indoor and outdoor living spaces. Adjacent to the kitchen, the utility room provides practical space for a washer/dryer and offers access to the side of the property.

Neutral carpets flow throughout the upstairs. The principal bedroom overlooks the garden and features an ensuite shower room complete with a heated towel rail. Bedrooms 2 and 3 are generous doubles, while bedroom 4 offers flexibility as a spacious single or additional study/playroom. A family bathroom completes the upstairs, featuring a bath with a separate shower and a heated towel rail.





Outside – The garden is mainly laid to lawn with a small, paved area to the front providing the ideal setting for summer barbecues or alfresco dining and entertaining friends. A side return provides access to the front, where there is driveway parking for four cars and a double garage.

Location - The village of Sandford has a church, primary school, shop, popular Thatchers Railway Inn public house and village hall. The nearby village of Winscombe provides a more comprehensive range of amenities, with a good range of shops and a public house. For the commuter there is easy access to the A38 and the M5 motorway giving access to Bristol and M4 London as well as a mainline railway station at Yatton. The property is in the catchment area for Churchill Academy and Sixth Form and private schooling is available at nearby Sidcot or Bristol.



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 – All Mains Services

EPC RATING – B

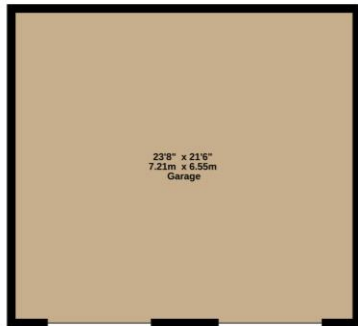
LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144

COUNCIL TAX BAND E £2,637.18 (2024/25)

* Bandings for properties altered/extended since 1st April 1993 could be subject to review.



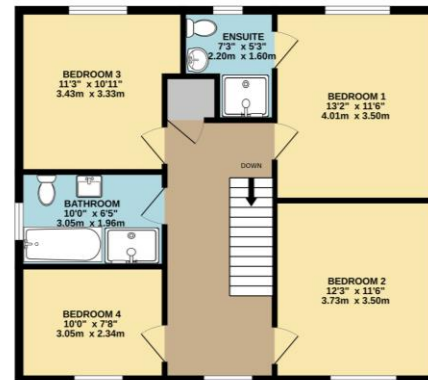
GARAGE
508 sq.ft. (47.2 sq.m.) approx.



GROUND FLOOR
726 sq.ft. (67.4 sq.m.) approx.



1ST FLOOR
726 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA: 1960 sq.ft. (182.0 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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