



**Ash House**  
**Front Street, Churchill, North Somerset, BS25 5NB**

# ASH HOUSE, FRONT STREET, CHURCHILL, NORTH SOMERSET, BS25 5NG

A 3 bedroom semi-detached home with large garage/workshop situated in the heart of the popular village of Churchill, convenient for access to Bristol and beyond.

**APPROX 1,695 SQ. FT ACCOMMODATION AND GARAGING • 3 BEDROOMS 1 BATHROOM • SUBSTANTIAL PLOT APPROX 0.34 ACRES • GARAGE, WORKSHOP AND DRIVEWAY PARKING • CENTRAL VILLAGE LOCATION • WITHIN CATCHMENT FOR CHURCHILL ACADEMY & SIXTH FORM • ACCESS TO M5 WITHIN 8.3 MILES AT JCT 21 • BRISTOL AIRPORT 6.2 MILES • MAINLINE RAILWAY SERVICES WITHIN 4.9 MILES AT YATTON – PADDINGTON FROM 114 MINS • SUPERB NEARBY WALKS AND OUTDOOR ACTIVITIES AVAILABLE IN THE SURROUNDING MENDIP HILLS • NO ONWARD CHAIN**

Nestled within a generous plot in the sought after location of Front Street, Churchill, Ash House displays potential and charm. Tucked away from the road, this property boasts versatile living spaces, expansive gardens, and a substantial garage with workshop. With the benefit of no onward chain, it also has the potential to extend (subject to planning permission).

Stepping through the front door, you're welcomed into a porch leading to a carpeted hallway. To the left, a spacious living room with a focal fireplace, while to the right, a dining room, complete with its own fireplace, adjoins the kitchen – a space complemented by a convenient pantry and corner fireplace. Towards the rear lies a utility room and a ground floor bathroom, accompanied by a useful storeroom linking to the expansive garage/workshop.

Upstairs reveals three generously proportioned double bedrooms, each overlooking the garden. Bedroom 1 boasts an ensuite toilet for added convenience, while bedroom 3, accessed through bedroom 2, features a charming corner fireplace.





**Outside** – Ash House boasts a lengthy paved driveway with ample parking for multiple vehicles. The front lawn is framed by mature trees, while pretty bluebells add colour. A small pond sits alongside the property. At the rear, a substantial lawned area features mature fruit trees. Additional outbuildings provide workshop space and storage. The main garage and workshop, approximately 464 sq.ft, holds development potential, subject to planning permission (STPP).

**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, along with the well regarded 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.

**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 High Street B3133 and continue through the village. After approx. 1 mile turn right onto Brinsea Batch and continue along for approx. 1.6 miles to the end of the road, with Churchill Academy and Sixth Form on the right hand side. Turn left onto Churchill Green and continue along to Front Street. You will pass the post office on your left hand side and Ash House is the 3<sup>rd</sup> turning on the right.

**SERVICES** – All Mains Services

**EPC RATING** – D

**LOCAL AUTHORITY** – North Somerset District Council – Tel 01934 888144

**COUNCIL TAX BAND** E £2,506.55 (2023/24) \* Bandings for properties altered/extended since 1st April 1993 could be subject to review.



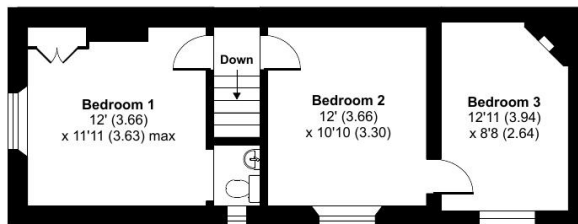
## Ash House, Front Street, Churchill, Winscombe, BS25

Approximate Area = 1231 sq ft / 114.3 sq m

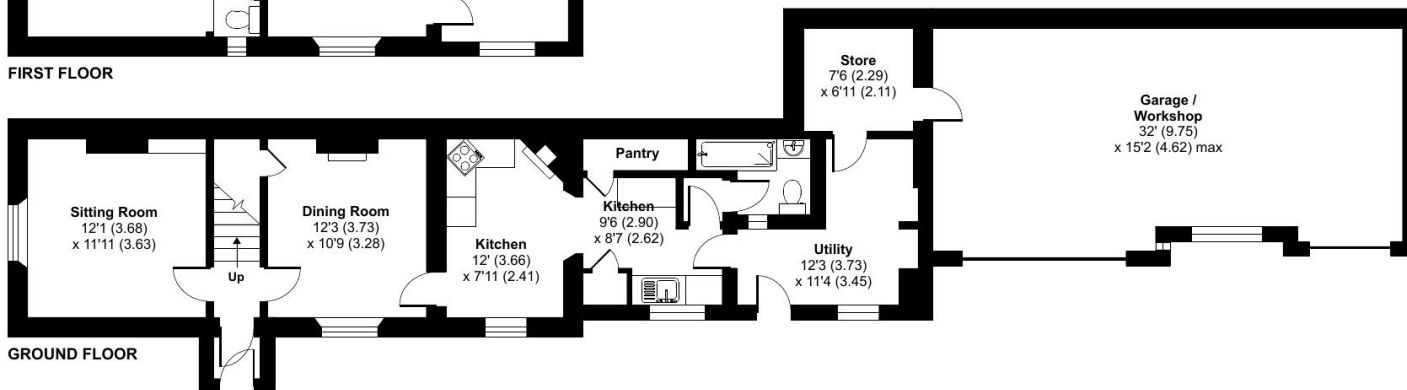
Garage / Workshop = 464 sq ft / 43.1 sq m

Total = 1695 sq ft / 157.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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