



**Malmedy**  
**Bristol Road, Churchill, BS25 5NJ**

**Robin King** | Estate  
Agents

## MALMEDY, BRISTOL ROAD, CHURCHILL, BS25 5NJ

A beautifully presented 3/4 bedroom home with garage, off street parking and landscaped gardens in a plot of approximately 0.2 acres.

**APPROX 2242 SQ. FT FLEXIBLE ACCOMMODATION • 3/4 BEDROOMS • 2 BATHROOMS • GARAGE • STUDY • CHURCHILL PRIMARY SCHOOL AND CHURCHILL ACADEMY & SIXTH FORM CATCHMENT • BRISTOL AIRPORT 6.3 MILES • CENTRAL BRISTOL 12.6 MILES • ACCESS TO M5 JCT 21 WITHIN 7 MILES • MAINLINE RAILWAY SERVICES WITHIN 2.7 MILES AT YATTON – PADDINGTON FROM 114 MINS (ALL APPROX)**

Malmedy, is a beautifully presented family home situated in the sought after village of Churchill. As you enter the property there is a spacious hallway filled with natural light. To the left is a downstairs study with fireplace, ideal for working from home. To the right is a generously sized bedroom/reception room featuring a gorgeous, large bay window and gas fire with lovely fireplace.

To the rear of the property is an inviting sitting room where tri-folding doors seamlessly connect the indoor and outdoor spaces. The room centres around a traditional inglenook fireplace with a wood burning stove providing warmth on cold winters evenings. The bespoke kitchen is well-equipped with modern amenities including a range cooker and granite worktops. Adjacent to the kitchen is the dining room, offering a great space to entertain friends or enjoy a quiet evening meal with family. There is also a shower room and convenient downstairs utility room with laundry facilities completing the downstairs.

Upstairs there are three spacious double bedrooms each with ample storage space. The principal bedroom features a lovely seating/dressing area to the right. There is also an upstairs family bathroom with four piece suite.





Outside – Malmedy features a block-paved frontage with ample parking and a driveway leading to the garage/workshop which is equipped with power, light & water. A side gate provides access to the beautifully landscaped rear garden. The garden includes a patio seating area and a shaped lawn, which is bordered by flowers and shrubs as well as mature trees.

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 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



**SERVICES** – All Mains Services

**EPC RATING** – D

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

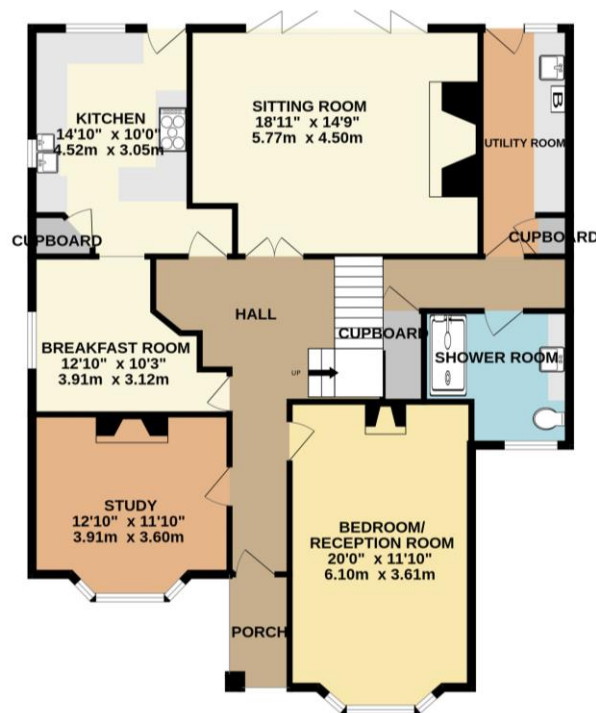
**COUNCIL TAX BAND D** £2,168.02 (2024/25)

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



TOTAL FLOOR AREA : 2242sq.ft. (208.3 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 ©2024



GROUND FLOOR  
1545 sq.ft. (143.6 sq.m.) approx.



1ST FLOOR  
697 sq.ft. (64.8 sq.m.) approx.



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