



Treetops
1A Court Drive, Sandford, North Somerset, BS25 5RU

Robin King | Estate Agents

TREE TOPS, 1A COURT DRIVE, SANDFORD, NORTH SOMERSET, BS25 5RU

A well-presented 4 double bedroom contemporary family home, tucked away in the heart of the popular village of Sandford. Set in ¼ acre of beautiful private gardens, it has a double garage, driveway parking and is convenient for access to Bristol and beyond.

APPROX 2,132 SQ. FT OF FLEXIBLE ACCOMMODATION • 4 BEDROOMS AND 2 BATHROOMS (1 EN-SUITE) • 3 FREE FLOWING RECEPTION ROOMS • SUPERB CONTEMPORARY KITCHEN/BREAKFAST/FAMILY ROOM • DOUBLE GARAGE WITH SPACIOUS UPPER FLOOR OFFICE/GYM ROOM - OFFERING ANNEXE POTENTIAL • PRIVATE GARDEN WITH VIEWS TO SANDFORD HILL • YATTON STATION WITHIN 5.1 MILES FOR MAINLINE RAILWAY SERVICES – PADDINGTON FROM 114 MINS • BRISTOL AIRPORT 7.1 MILES • ACCESS TO M5 WITHIN 5.9 MILES AT JCT 21 ST GEORGE'S (ALL DISTANCES APPROX)

Tree Tops is a lovely family home, offering well-planned, modern contemporary living space with four bedrooms, two bathrooms, and three wonderful, free-flowing reception rooms. A real highlight is the 27ft kitchen/breakfast/family room. A superb family space, it has French doors to the garden seamlessly bringing the outside in, making it ideal for entertaining and alfresco dining.

Added to this, it is set in a tucked-away location down a driveway leading to parking for four vehicles. Tree Tops is discreet from surrounding properties around it and offers a pretty, enclosed garden with views to Sandford Woods - an absolute haven.

Entering through the welcoming front door into a spacious oak floored hallway there is an office to the right and downstairs cloakroom to the left. Behind is the sitting room which is an attractive L-shaped space with feature brick gas fireplace and wonderful views over the garden. Another reception room overlooking the garden, currently arranged as a snug, could equally be a playroom or more formal dining room.

The magnificent open plan kitchen/family room is a lovely space for family living. With travertine flooring it has a high specification kitchen with a large island, integrated twin NEFF hide and slide ovens, a gas hob with 5 ring burner housed inside an attractive recessed chimney and space for an American style fridge/freezer and dishwasher. Completing the downstairs is a practical utility/boot room with space for washing machine and tumble dryer.

Upstairs there are 4 double bedrooms. The principal has fitted wardrobes, a contemporary en-suite shower room and far-reaching views to the hills. A further family bathroom with separate bath and shower serves the other 3 bedrooms.





Outside – a long driveway leads down to the property which offers ample parking and a double garage with up and over electric door. It has a spacious room above currently arranged as an office/gym which could, STPP, offer annexe potential. To the rear, a fully enclosed and extremely private lawned garden with pretty borders has gorgeous mature trees and hedging providing screening to all sides. A lovely dining terrace and a raised terrace with pergola both offer a lovely place to enjoy the sun. For the keen gardener there is also a greenhouse and large garden shed.

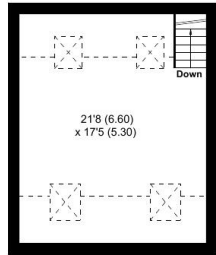
Location – the village of Sandford has a church, primary school, shop, popular Thatchers Railway Inn public house and village hall. The nearby village of Winscombe provides a more comprehensive range of amenities, with a good range of shops and a public house. For the commuter there is easy access to 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

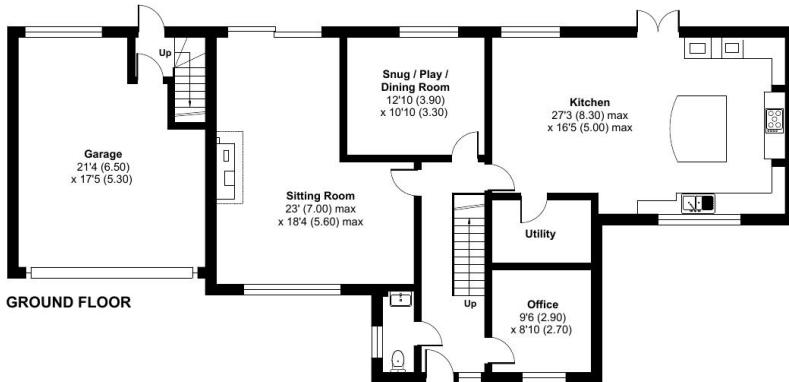
Court Drive, Sandford, Winscombe, BS25

Approximate Area = 2132 sq ft / 198 sq m
 Limited Use Area(s) = 129 sq ft / 11.9 sq m
 Garage = 603 sq ft / 56 sq m
 Total = 2864 sq ft / 266 sq m
 For identification only - Not to scale

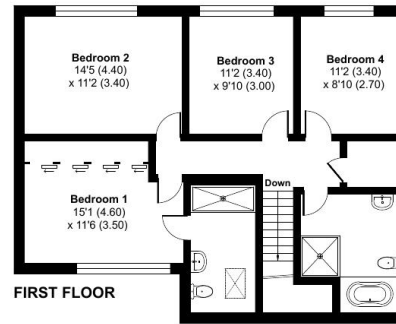


GARAGE FIRST FLOOR

Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©ncthecom 2024. Produced for Robin King LLP. REF: 1137700

SERVICES – All mains services

EPC RATING – tbc

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144

COUNCIL TAX BAND F £3,116.67 (2024/25)

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



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