





## 2 Jubilee Cottages Parsons Way

Winscombe

A very well presented three double bedroom semi-detached home with driveway parking, garage and pretty gardens. Set in an idyllic edge-of-village location with glorious views, it offers easy access to Bristol and beyond

EPC Energy Efficiency Rating: C

All mains services

Council Tax Band D: £2,157.70

- APPROX 1,727 SQ FT OF FLEXIBLE ACCOMMODATION
- LARGE KITCHEN/BREAKFAST ROOM
- WELL PRESENTED THROUGHOUT
- 3 DOUBLE BEDROOMS AND 3 BATHROOMS (1 ENSUITE)
- PRINCIPAL SUITE WITH WALK IN DRESSING ROOM (COULD BE CONVERTED TO BEDROOM 4) AND SPACIOUS SEATING AREA
- DRIVEWAY PARKING FOR SEVERAL CARS, GARAGE WITH WORKSHOP, DOG SHOWER AND CLOAKROOM
- SPECTACULAR FAR REACHING VIEWS TO BANWELL CASTLE AND SURROUNDING COUNTRYSIDE
- EASY ACCESS TO M5, MAINLINE RAILWAY SERVICES AND BRISTOL AIRPORT











## 2 Jubilee Cottages Parsons Way

### Winscombe

2 Jubilee Cottages is tucked away in a semi-rural location on the outskirts of the popular village of Winscombe. It is a well-presented home with three double bedrooms, a large kitchen/breakfast room, and two spacious reception rooms. Each room features lovely rural views towards Winscombe Hill, Banwell Castle and on a clear day, Clevedon in the far distance. Set in a plot approaching 1/5 acre, it offers plenty of parking, a garage with a workshop, and several distinct areas of garden from which to enjoy the tranquillity of the location.

A path leads up to the front door and from here into a porch with storage for coats and shoes. A hallway area with understairs storage opens into the generous dining room, which has an Art Deco-style fireplace and a large window offering views over the front garden. From here, a door leads into the living/garden room which is a lovely, large, bright and airy room with a picture window allowing for beautiful rural views. It also has an original fireplace with an attractive wood surround with inset log burner and French doors to the garden. Tucked behind here and also accessed from the kitchen is the utility room, which has space for a washing machine and a downstairs cloakroom/wet room.

The kitchen/breakfast room features a good range of units in a smart duck egg blue, which are perfectly complemented by dark worktops. There is an integrated double oven, a five-burner gas hob, space for a dishwasher and American-style fridge/freezer and a useful breakfast bar which provides an informal seating area. In the breakfast area which opens out with French doors to the garden, there is a full height dresser and space for a dining table.

Upstairs, the principal bedroom has stripped pine flooring and a spacious seating area—the perfect spot to relax, unwind, and enjoy the views.



Two sets of French doors with Juliet balconies are a pretty feature and flood this room with light. An ensuite bathroom and a walk-in wardrobe (which could easily be converted back to a bedroom) add a touch of luxury to this area. The two further bedrooms are large doubles and are served by a family bathroom.

### Outside

The front garden is currently arranged as a useful kitchen garden. Gravelled and with raised beds, it also includes a greenhouse, a cold frame and cherry tree. There is also a charming freshwater pond. The garage which is at the end of the drive has room for a car, a workshop, mezzanine storage as well as a cloakroom and useful dog shower. Behind here, a large timber-framed log shed also has a secure tool shed to the rear.

The south facing back garden is laid out in two landscaped and raised areas which provides lovely spaces from which to enjoy the landscape. One is gravelled with raised beds containing a range of mature shrubs and the other has practical AstroTurf giving this area a contemporary feel.





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### Winscombe

Winscombe village provides a good range of amenities including a primary school, library, shops, doctors' surgery, pharmacy takeaways, a pub, a thriving village hall and a large recreation ground providing a range of sports clubs and activities in addition to many village clubs and societies. Senior schooling is available at the well regarded Churchill Academy & Sixth Form and also at Sidcot School, an independent school for ages 3-18. For the commuter there is easy access to the A38 and access to the M5 is within 5.7 miles at Junction 21 (St George's) and Bristol Airport is 9.5 miles away. Mainline railway services, and additional shops and facilities, are available within 9.1 miles at Yatton – regular services to Paddington from 114 mins. The surrounding countryside is designated an Area of Outstanding Natural Beauty and provides many opportunities for outdoor pursuits including sailing, riding and walking – for the keen walker the Winscombe Round, a 35km walk surrounding Winscombe.



# Jubilee Cottages, Parsons Way, Winscombe, BS25



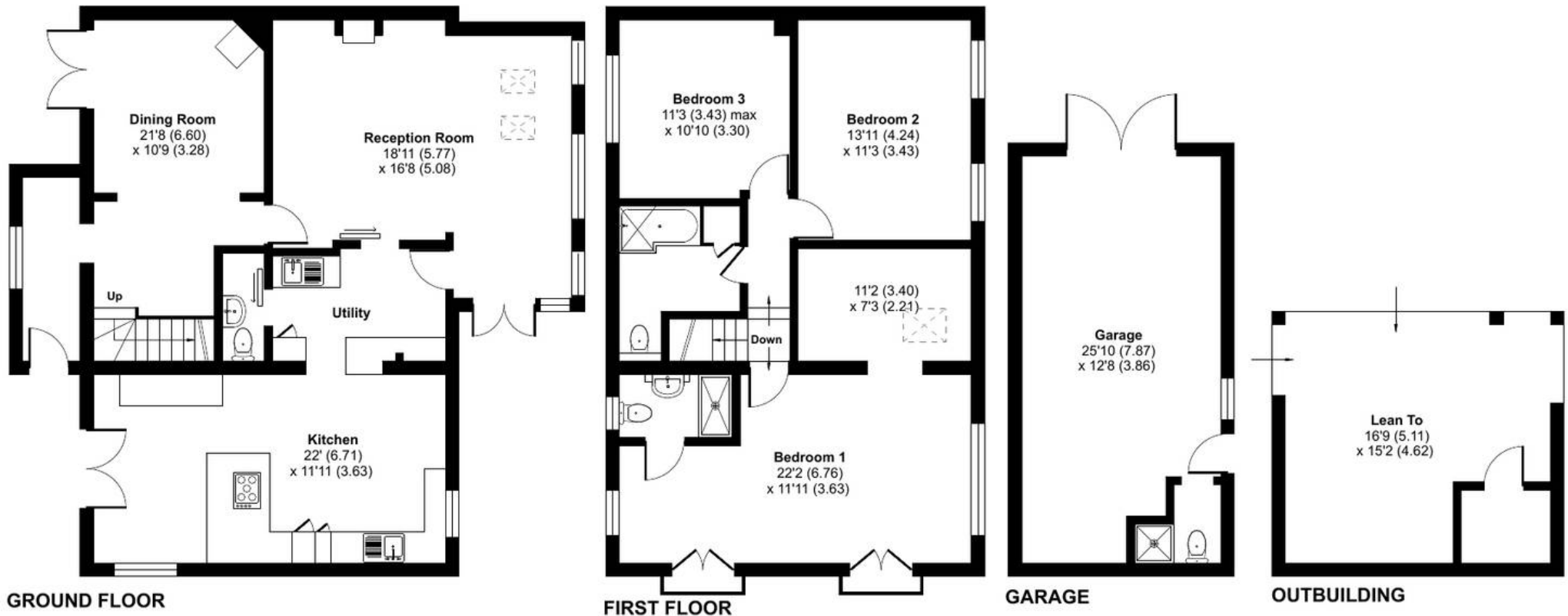
Approximate Area = 1727 sq ft / 160.4 sq m

Garage = 327 sq ft / 30.3 sq m

Outbuilding = 255 sq ft / 23.6 sq m

Total = 2309 sq ft / 214.3 sq m

For identification only - Not to scale







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