



Robin King | Estate Agents

Applegarth Oakridge Lane, Winscombe – BS25 1LZ

Applegarth Oakridge Lane

Winscombe, Winscombe

A beautifully presented 4-bedroom detached period home, set in an idyllic private location with off street parking, garage and delightful gardens which is conveniently close to local facilities, excellent schooling, city, country and coast

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

Services : Mains electricity, water and gas, private drainage

- APPROX 1,986 SQ FT OF FLEXIBLE ACCOMMODATION
- 4 DOUBLE BEDROOMS AND 2 BATHROOMS
- SPECTACULAR OPEN PLAN KITCHEN/BREAKFAST/LIVING ROOM
- ELEGANTLY PRESENTED THROUGHOUT
- GARAGE AND DRIVEWAY PARKING
- GARDEN OF OVER ¼ ACRE
- DELIGHTFUL SEMI-RURAL LOCATION WITH STUNNING VIEWS
- EASY ACCESS TO M5, MAINLINE RAILWAY SERVICES AND BRISTOL AIRPORT







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Applegarth is a gorgeous detached 1930's family home which has been beautifully extended and refurbished by the current owners. Set in a lovely peaceful location with far reaching views it provides superb family accommodation with 4 bedrooms and 3 free flowing reception rooms. Set in a plot of over ¼ of an acre it has gorgeous gardens, a garage with workshop and driveway parking for several cars.

The first view of Applegarth reveals a very pretty, rendered property with a gabled front, arched storm porch and diamond windowed front door, all classic features of homes of this period. Stepping into the Mandarin stone tiled hallway to the left there is a practical downstairs cloak room and the right understairs storage for coats and shoes.

The hallway leads through to the spectacular extended open plan kitchen/breakfast/living room. Filled with light, thanks to Velux windows and bifold doors opening to the garden this is a lovely family space that has far reaching views to the surrounding countryside and hills beyond. The kitchen area is fitted with a good range of custom-built low-level navy units with contrasting quartz worktops in white. It has an integrated dishwasher, space for a fridge freezer and a fabulous central island with breakfast bar seating.

The living area is adjacent to the bifolds which open to reveal a superb dining terrace and seamlessly blend the inside with the garden outside. It also has a dual fuel log burner which creates a lovely cosy ambience for winter evenings. To the right the dining area has space for a large table and has double doors to a very attractive sun room – the perfect spot in which to relax and enjoy the peaceful setting and a morning cup of coffee.

Returning to the hallway to the left is the formal sitting room with charming bay window overlooking the garden and attractive sandstone fireplace with log burner.

Completing the ground floor accommodation is a practical utility/boot room which has space for a washing machine, tumble dryer and fridge freezer and a separate shoe/coat room which is ideal for wet weather gear having its own independent access.



Upstairs there are four double bedrooms – one of which is currently arranged as an office. The other three bedrooms all face the gardens with windows that capitalise on the magnificent views and bedroom two has double doors to a gorgeous balcony. There are two bathrooms on this floor one with separate shower and cloakroom and the other – the family bathroom has both a bath and separate shower.

Garden

Applegarth sits fairly centrally in its fully enclosed gardens of just over ¼ acre. Mostly laid with lawn there are mature shrubs and beautiful specimen trees including silver birch. A vegetable patch with greenhouse is tucked away behind an area with fruit trees including pears and plums. The dining terrace next to the house is paved and provides the ideal setting from which to enjoy al fresco dining and the magnificent views to Crook Peak. A large garage has an electric up and over door and space for a workshop area. In addition, there is ample space for driveway parking.



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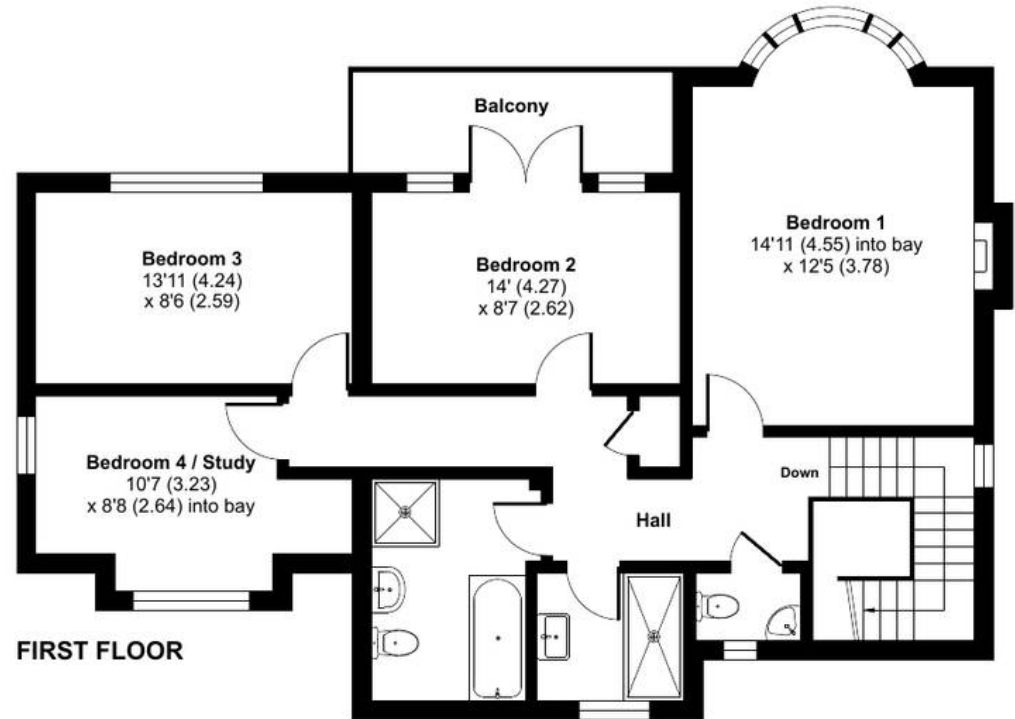
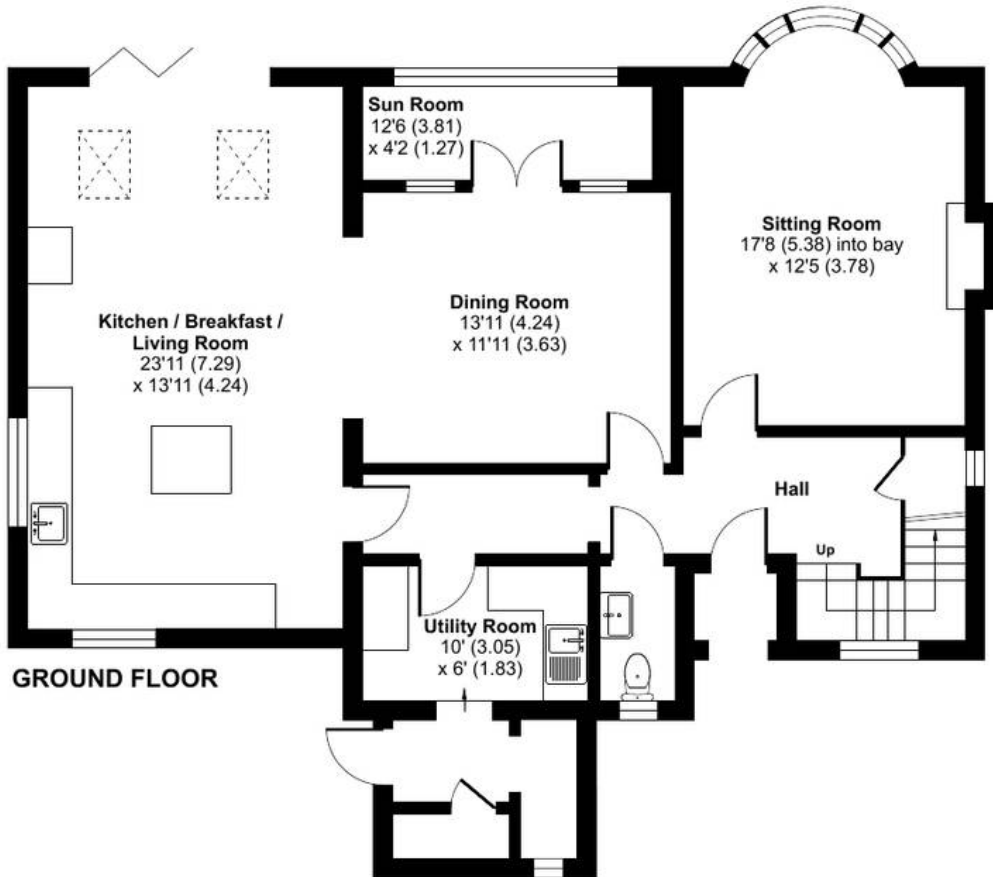
The village of Winscombe's amenities include a good range of shops, takeaways, thriving village hall and public house. For the commuter there is easy access to the A38 and the M5 motorway giving access to Bristol and M4 London as well as a mainline railway station at Yatton. The property is in the catchment area for Churchill Academy and Sixth Form plus private schooling is available at nearby Sidcot or Bristol. 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 "Outstanding" 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 – central Bristol is within 17.3 miles. Access to the M5 is within 6.4 miles at junction 21 (St George's) and Bristol Airport is 9.4 miles away. Mainline railway services, and additional shops and facilities, are available within 8.1 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.



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Approximate Area = 1986 sq ft / 184.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Robin King LLP. REF: 1174573



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