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CHURCH HOUSE, PUXTON ROAD, PUXTON, BS24 6TF

Charming 18th century detached cottage

Rural setting in a pretty Somerset hamlet

Within easy reach of the M5 and rail connections

Set in a delightful plot, with rear garden in excess of 100ft

3-4 attractive reception rooms

Four bedrooms and two bathrooms

Farmhouse style kitchen/breakfast room

Oil central heating

Extensive parking and garage

'Outstanding' Priory School catchment area

Church House, as the name suggests, is adjacent to Holy Saviour's Church, a Grade I listed church dating back to the 15th century with a locally famous leaning tower. Church House itself dates back to the 18th century, where some evidence suggests it may have been a local hostelry.

It now offers comfortable well-maintained cottage accommodation, set in generous gardens, with the rear garden measuring over 100 ft in length. The spacious accommodation of some 1,634 sq ft offers a great deal of versatility, with 3-4 separate reception rooms, including a fine sitting room with woodburning stove and rear garden access.

There is also a dining room, reception hall and study. The good size farmhouse style kitchen is large enough for a table and fitted with a quality range of mellow green units.

The first floor offers four bedrooms with three doubles and a generous single. There is a bathroom on each level.





The property has a flint chipping driveway with space for a number of vehicles, plus a garage. The rear garden is a good size, and laid mainly to lawn with a number of mature fruit trees.

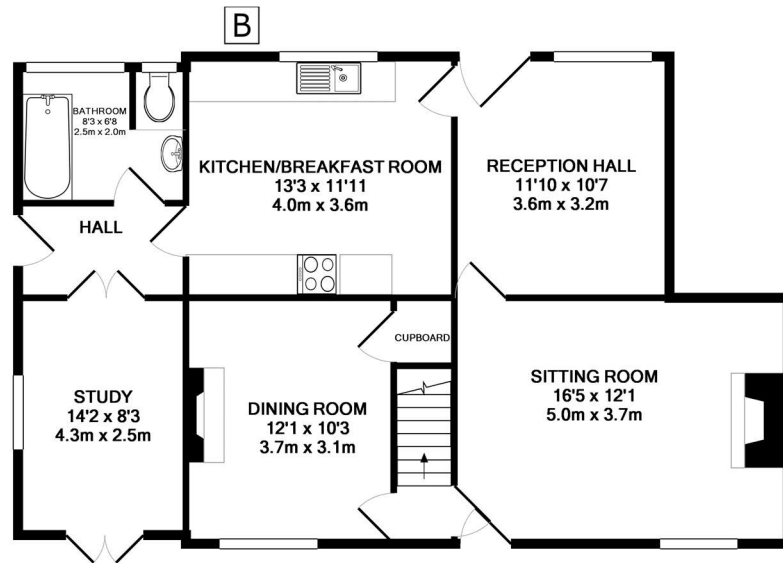
Puxton is a small hamlet a stone's throw away from the village of Sandford, which has access to the 'Strawberry Line' walk and cycle route, primary school, shop, popular Thatchers Railway Inn public house and village hall. Puxton is also convenient for the amenities of Worle and Weston-super-Mare. For the commuter there is easy access to the A370, A38 and the M5 motorway giving access to Bristol and M4 London as well as a mainline railway station at Yatton or Worle Parkway and a convenient journey to Bristol Airport. The property is in the catchment area for 'Outstanding' Priory School and private schooling is available at nearby Sidcot or Bristol.



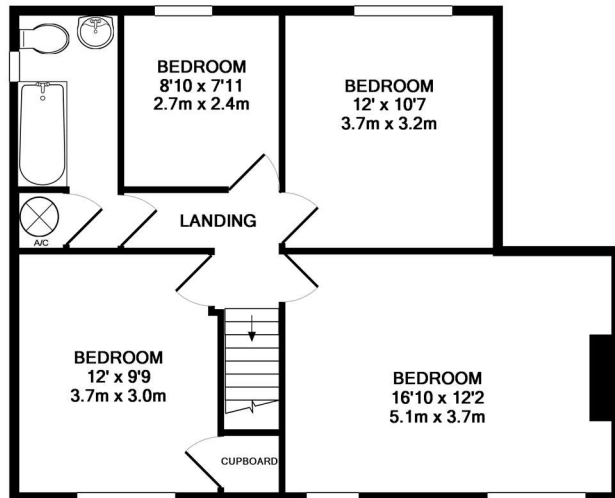
Important Notice:

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

OIL TANK



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1634 SQ.FT. (151.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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DIRECTIONS – From Robin King’s office in Congresbury turn left on to the A370 towards Weston-super-Mare. Look out for the sign to Puxton just before the garden centre. On entering Puxton, turn right at the triangle on to Puxton Road. The house is on the left by the Church access.

SERVICES – private drainage, no mains gas

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – Band F £2,490.90 (2019/20) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

Energy Performance Certificate

Church House, Puxton Road, Hewish, WESTON-SUPER-MARE, BS24 6TF
Dwelling type: Detached house **Reference number:** 0060-2852-7461-9091-5241
Date of assessment: 12 June 2019 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 13 June 2019 **Total floor area:** 153 m²

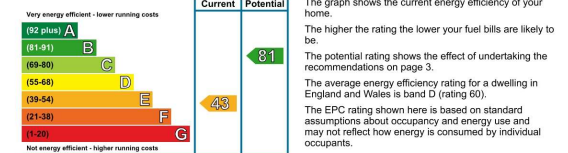
- Use this document to:**
- Compare current ratings of properties to see which properties are more energy efficient
 - Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,149
Over 3 years you could save	£ 2,169

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 282 over 3 years	£ 288 over 3 years	
Heating	£ 3,453 over 3 years	£ 1,443 over 3 years	
Hot Water	£ 414 over 3 years	£ 249 over 3 years	
Totals	£ 4,149	£ 1,980	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 75
2 Cavity wall insulation	£500 - £1,500	£ 102
3 Internal or external wall insulation	£4,000 - £14,000	£ 1,218

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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Also at Mayfair Office, Cashel House, 15 Thayer Street, LONDON W1U 3JT and National Homes Network, 67/69 George Street, LONDON, W1U 8LT