



A practical and charming, newly-built family home.

Court Lane, Shipham, Winscombe, Avon, BS25

£650,000 Freehold



A detached family home • Four bedrooms, Principal suite, secondary en suite and family bathroom • Living room with log burner • Kitchen / breakfast room and utility • Study • Garage / workshop and off street parking for up to five cars • Lawned gardens with shed • Located in a highly sought after village

About this property

Located in the popular village of Shipham and newly built in 2015, Belvedere provides a modern, practical and charming, stone-built family home with underfloor heating, level lawned garden and ample parking.

The block paved and gravel drive to the front provides ample parking for up to five cars and the property is accessed via a charming oak porch.

The entrance hall is carpeted and spacious with spot lighting and a WC immediately on the left.

Under floor heating runs throughout the ground floor level, including the garage, with digital thermostats in most rooms. There is a network and aerial connection to every room as well as a Cannon alarm system.

The kitchen / dining room is immediately off the hall to the right via double doors and benefits from engineered oak flooring, solid granite worktops, spot, undercounter and floor lighting, integrated Miele dishwasher and a range of wall and base units. The utility is off the kitchen and provides shelving for utilities as well as storage. A single garage sits off the utility and houses the Vaillant boiler and hot water cylinder and provides an ideal workshop or parking for one car.

Off the hall to the left is a carpeted study with wall mounted shelving providing an ideal place

for home working. A charming living room, adjacent, provides a comfortable space from which to relax with duel aspect, a multi-fuel burner with granite hearth and Bath stone surround and double doors with curtains leading out onto the garden.

The stairs are carpeted with timber handrails, glass balustrades and under stair storage. Velux windows invite an abundance of light into the stairwell.

The four bedrooms off the landing are all carpeted with spot lighting. The principal suite is of an excellent size with a stylish en suite including ceramic stone effect tiling, his and her sinks with electric wall mirror, double walk-in rain shower, WC, towel radiator, spots and Velux windows.

The second bedroom, also of a good size, has a library themed wall paper and an en suite with shower, WC, sink, cabinet and electric mirror. Bedroom three is also spacious and bedroom four is a kids room. These bedrooms are serviced by a modern family bathroom with bath and shower over, WC, sink unit, electric wall mirror and towel radiator. There is an insulated loft overhead providing additional storage.

To the rear of the property and with access around both sides, is a level lawned garden with raised bed surround, compost, external lighting, a flagstone terrace and a shed. A stone wall and timber fencing provide excellent privacy.





Local Information

Belvedere lies to the South of Bristol in the picturesque village of Shipham and close to the popular village of Winscombe which offer a range of local amenities including a supermarket, hostelry, sport club and primary school. The property is located within the Mendips, a designated area of Outstanding Natural Beauty. The nearby Strawberry Line has 9 miles of footpath and cycle paths and connects to the villages of Yatton and Cheddar. Independent schools are plentiful, Sidcot is less than 1 mile away whilst Wells Cathedral, Millfield and the Bristol schools are also within commuting distance. The village of Churchill has an Outstanding Academy and sixth form and there are further primary schools in Axbridge. There are good links to the M5 via junction 21 and mainline rail services are available from Yatton to Bristol Temple Meads and serving the wider county. Bristol Airport provides flights to many European and some long haul destinations.



Approximate Area = 135.2 sq m / 1455 sq ft
Garage = 12.7 sq m / 137 sq ft
Total = 147.9 sq m / 1592 sq ft
Including Limited Use Area (0.6 sq m / 6 sq ft)
For identification only. Not to scale.
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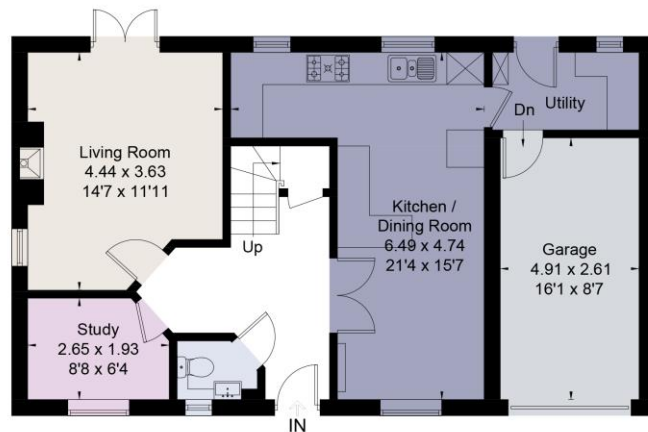


Tenure
Freehold

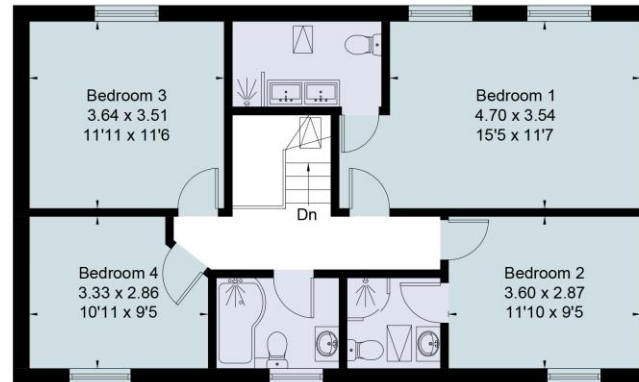
Local Authority
Sedgemoor District Council

Energy Performance
EPC Rating = B

Viewing
All viewings will be accompanied and are strictly by prior arrangement through Savills Clifton Office.
Telephone: +44 (0) 117 933 5800.



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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