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BEST REAL ESTATE
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Robin King Estate Agents

2014-2015

ILEX MEAD, FRONT STREET, CHURCHILL, WINSCOMBE, BS25 5LZ

Handsome Victorian detached home in Churchill village

Elegant home with lovely period features, sympathetically extended

Sitting centrally in a plot of approximately 0.5 of an acre

Spacious accommodation of approximately 3,045 sq ft

Four generous reception rooms – sitting room, dining room, family room and study

Kitchen/breakfast room with lantern roof

Laundry and boot room, plus downstairs cloakroom

Grand main staircase, plus ‘servants’ rear stairs

Four double bedrooms, with ensuite to the principal bedroom

Double garage and parking

Convenient for ‘outstanding’ Churchill School

This spacious character home, believed to date back to the mid-19th century is an elegant property, retaining the character and proportions of its era, with a sympathetic extension to the rear providing a lovely family kitchen/breakfast room. This handsome home is situated in the old part of Churchill village and is convenient for both primary and secondary schooling. It sits in a generous plot of 0.5 of an acre.

The traditional front door leads into the cloaks porch, with its original tiling, which carries through into the impressive hallway, where there is a large downstairs cloakroom off.

The principal rooms flow well from the hallway, firstly the sitting room with dual aspect sash windows and working shutters, with a bay window to the side overlooking the garden. There is a lovely marble and tiled fireplace with an open fire. Next to the sitting room is the spacious dining room, again dual aspect and with another impressive open fireplace and bay window overlooking the rear garden. A snug works also as a playroom and again has a beautiful fireplace. The study with original flagstone flooring is perfect for those working from home.

A walk-through pantry leads into the kitchen/breakfast room which is a lovely space – a more modern extension which blends beautifully with the original house and has a lantern roof drawing in plenty of light. There is a good range of hand-made units with granite work surfaces and built in appliances and plenty of space for informal family dining. Bi-fold doors open out on to the south-facing rear garden, making this a great entertaining space under an electronically opening awning. A laundry and boot room complete the ground floor accommodation.

There are 2 staircases, reflecting the grandeur of its Victorian era and the main grand staircase leads up to the galleried landing, with to one end a family bathroom and double bedroom with ornamental fireplace and lovely rural views. Moving along the landing there are 3 further spacious double bedrooms including the master with its ensuite shower room, all with beautiful views.





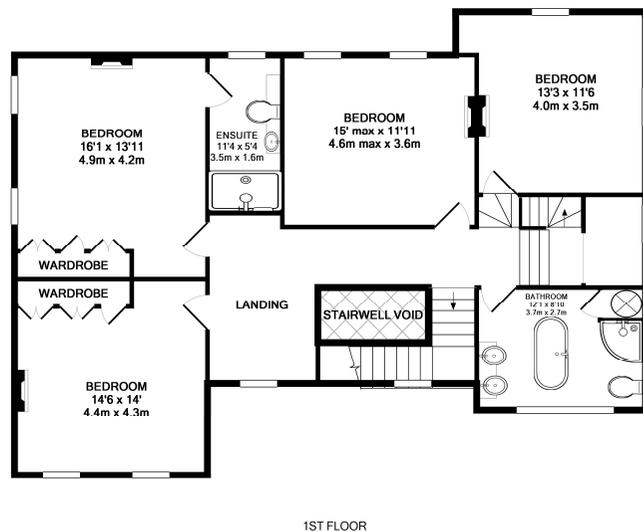
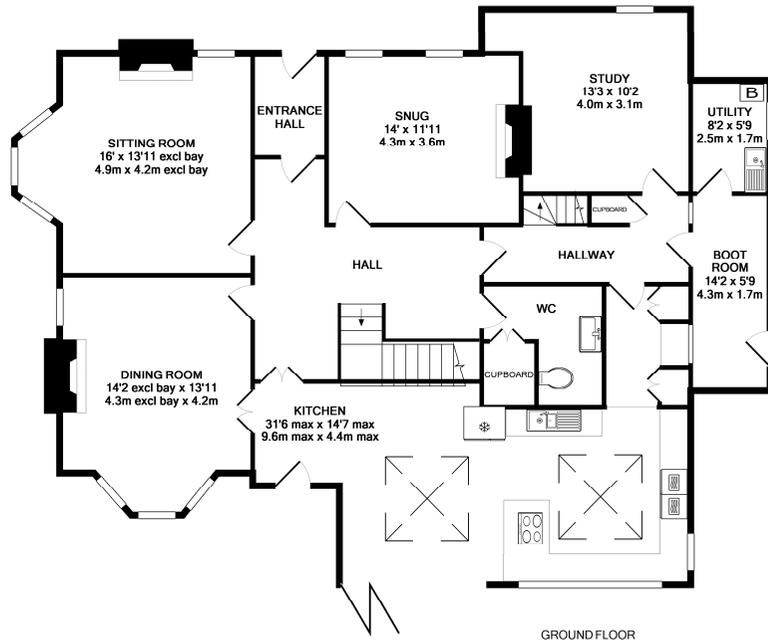
Gated access leads on to the gravelled driveway, which provides plenty of parking and the front garden is bounded by hedging and willow fencing. There is also a double garage, with one of the doors being electric. A side gate leads into the generous south-facing rear garden, with a tropical feel, which measures approximately 155'x55' – mainly lawned and with a patio area and pond plus mature trees. The thatched 'Breeze-House' gazebo is available by separate negotiation.

Churchill offers local shopping and social facilities including a quaint post office/café and a 24-hour petrol station and mini-market and the nearby villages of Congresbury and Winscombe have a more comprehensive range of shops. There is a large, modern medical practice in the village. Primary schooling is available close by and the 'Outstanding' Churchill Academy and Sixth Form with its adjoining public sports complex is only a short walk away. Bristol and Weston-super-Mare are within easy commuting distance with a regular bus service available and there are two M5 motorway access points, at Clevedon and St.Georges and easy access to the M32 and M4 for travelling to London. Bristol International airport is just 7 miles distant along the A38. The village of Yatton (approximately 4 miles distant) has a mainline railway station with direct services to London. The countryside around offers many activities including riding, sailing, fishing, walking, several golf courses plus a dry ski slope and outdoor pursuits centre within walking distance.



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



TOTAL APPROX. FLOOR AREA 3045 SQ.FT. (282.9 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 right on to the B3133, continue out of the village, and take the right hand turning into Brinsea Batch, signposted for Mendip Spring Golf Club. Continue on this road past the school to the T-junction, turn left and the property will be found almost immediately to the right hand side.

SERVICES – all mains services

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – Band G £2,784.37 (2018/19) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

Energy Performance Certificate

Illex House, Front Street, Churchill, WINSCOMBE, BS25 5LZ
 Dwelling type: Detached house Reference number: 2308-0017-7257-5868-9914
 Date of assessment: 20 March 2018 Type of assessment: RUSAP, existing dwelling
 Date of certificate: 21 March 2018 Total floor area: 300 m²

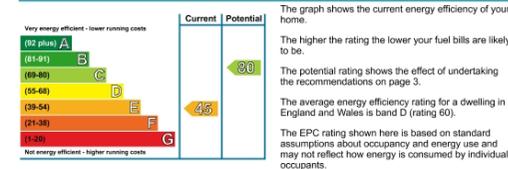
- Use this document to:
- Compare current ratings of properties to see which properties are more energy efficient
 - Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 9,732
Over 3 years you could save	£ 4,131

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 546 over 3 years	£ 372 over 3 years	
Heating	£ 6,775 over 3 years	£ 4,815 over 3 years	
Hot Water	£ 411 over 3 years	£ 414 over 3 years	
Totals	£ 9,732	£ 5,601	You could save £ 4,131 over 3 years

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 Internal or external wall insulation	£4,000 - £14,000	£ 3,033
2 Floor insulation (suspended floor)	£800 - £1,200	£ 339
3 Draught proofing	£80 - £120	£ 189

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

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). 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