



Shiloh, Templars Way, Shipham, Winscombe, BS25 1RB

Price on Application





**A SPACIOUS FAMILY HOME SURROUNDED BY EXQUISITE GARDENS OFFERING VERY FLEXIBLE ACCOMMODATION WITH OUTSTANDING VIEWS**

- Spacious hallway, kitchen/breakfast room, sitting room, dining room, study, garden room, utility/boiler room, cloakroom
- Four double bedrooms, en-suite shower room, family bathroom, cellar, workshop, store, hobby room, gas c.h, double glazing
- Located in approx. 1.4 acres of stunning mature gardens with sun terraces and a paddock, double garage, ample parking
- Superb village location with panoramic views, excellent local amenities, being sold with no chain.

2682 Sq Ft – 249.20 Sq M

**DESCRIPTION**

A rare opportunity to acquire this very spacious family home arranged over two levels with stunning mature gardens and a paddock with endless opportunities, situated in this highly sought after location in Shipham. The village offers both primary and middle schools, a village hall and the church of St Leonard. Highly regarded private and state schools are within easy reach to include Sidcot, Downs School at Wraxall, Wells Cathedral School, Millfield and Kings of Wessex School. Local shopping can be found in Winscombe, Cheddar and Edithmead Village. Bristol approx.. 15 miles away offers further excellent shopping and entertainment. For the commuter Yatton rail station approx. 6.9 miles offers direct links to Bristol Temple Meads with its fast trains service to London Paddington and other major cities.

The ground floor accommodation briefly comprises of entrance porch leading to a spacious hallway with utility room and cloakroom. A superb 22' sitting room which features a wood burner and three large picture windows enjoying stunning views. Adjacent is the dining room again with superb views which leads to the 22' kitchen/breakfast room which has ample wall and floor units with Granite worktops, integrated appliances include, double oven/grill, dishwasher and hob. A charming study/snug completes this floor.

The lower floor accommodation offers four bedrooms to include a large master bedroom with access to a delightful garden room and en-suite shower room. A family bathroom with separate shower room serves the other bedrooms. There are three further rooms currently used as a hobby room, workshop, store and a large cellar.





## OUTSIDE

Approaching the property there is a large driveway offering ample parking for several vehicles and access to the large double garage.

Substantial gardens wrap around the property and have been beautifully designed by the current vendors for the past 27 years. Predominantly lawn with various plants, shrubs and specimen trees to include acers, ferns, azaleas, camellias, ginger lilies and bananas. There is a large south/west facing sun terrace with stunning views and sunsets. Further features include a second terrace with pergola and mature Wisteria, a kitchen garden with fruit trees. It also comes with a paddock ideal for grazing sheep or a pony.

## SERVICES

Septic tank, electricity, mains gas central heating

Viewing Strictly by Appointment  
with  
Louise Light Property

0117 422 0376

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07963 142613

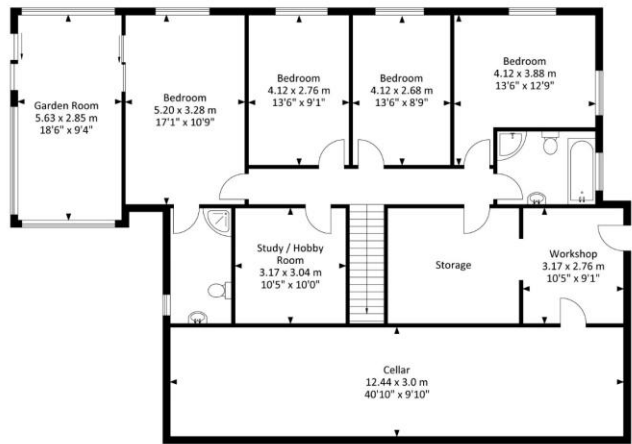




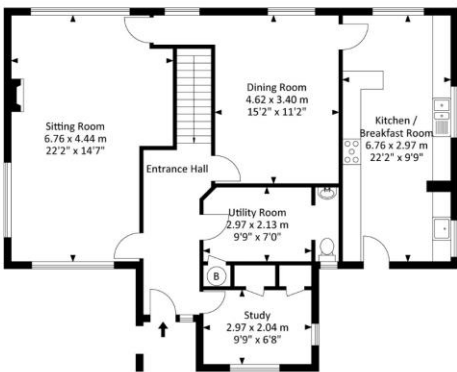


# Shiloh, Templars Way, Shipham, Winscombe, BS25 1RB

Approx. Gross Internal Area  
2682 Sq.Ft - 249.2 Sq.M



Lower Ground Floor



Ground Floor

For illustrative purposes only. Not to scale.  
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

## MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

## THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.