

Sought after location in Sidcot with spectacular views

£1,195,000

marktempler

RESIDENTIAL SALES



**PROPERTY TYPE****Detached House****HOW BIG****1729 sqft****BEDROOMS****4****RECEPTION ROOMS****3****BATHROOMS****2****WARMTH****Gas central heating and double glazing****PARKING****Off Street****OUTSIDE SPACE****Front, Rear & Side****EPC RATING****D****COUNCIL TAX****Band F**

Picturesque farmhouse situated on the Mendip Hills, an area of outstanding natural beauty, with no onward chain. Oakridge Farmhouse is a wonderful four bedroom home, sat centrally in a plot of approximately 0.7 of an acre, affording breathtaking views towards the Bristol Channel and offering direct access to off road horse riding and pony trekking over the Mendip Hills. The property also offers a separate one bedroom cottage that can provide an extra revenue stream, the possibility of dual living, or simply an ideal place for your children to utilise. An additional 9 acres of land are also available by separate negotiation. The main residence is entered via a large central entrance hall, a generous sitting room is located just off, and features a fire place and double doors that open onto the front lawn with views over the valley. The family/dining room is located to the side, wooden beams to the ceiling give period charm, while double doors provide access to a natural stone patio, this room along with the kitchen are flooded with natural light due to a wonderful dual aspect. The kitchen/breakfast room is located to the rear and looks out to the countryside behind, while a stable style courtesy door provides access to yet another natural stone patio, a downstairs shower room completes the ground floor. To the first floor there are four double bedrooms, family bathroom and expansive loft area, that is accessed from bedroom three and could be converted to provide further living space (subject to relevant permissions). All bedrooms enjoy panoramic views of the surrounding scenery.

The outside space is surely the crowning jewel. Gardens wrap around the entire property with areas laid to lawn and patio, low level natural stone walls zone all these areas beautifully, a summer house is located at the top of the garden, to make the most of the views on offer and has power, light and water connected. An additional driveway is also located to the rear of the garden and leads you to the barn. The one bedroom cottage is nestled to the front of the plot, and offers open plan living space with fitted kitchen with breakfast bar and bathroom.

Oakridge Farm is located in the sought after village of Sidcot on the slopes of the Mendip Hills, an area of outstanding natural beauty. With stunning views over the valley towards the Bristol Channel and just a short walk (0.8miles) from the centre of Winscombe village, which offers a range of local shops, dentists, local businesses and bowls club. The highly regarded Sidcot School is only a 0.3 mile walk, with Winscombe School and Churchill Academy also nearby. The city of Bristol is 8.5 miles away via the A38 and Bristol International Airport is just a 15 minute drive away. This area is ideal for those who love the outdoors, as the Mendip Hills provide numerous walks and pony trekking.

The spectacular, panoramic views along with the peace and tranquility make this a wonderful place to live.







## PICTURESQUE FARMHOUSE SITUATED ON THE MENDIP HILLS

### SOUGHT AFTER LOCATION IN SIDCOT WITH SPECTACULAR VIEWS



#### HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

**Proof of identification** – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. **Proof of funding** – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.

**Proof of chain** – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral Fee £180, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, Bishop & CO – Mortgage Advisors Referral Fee 20% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided.



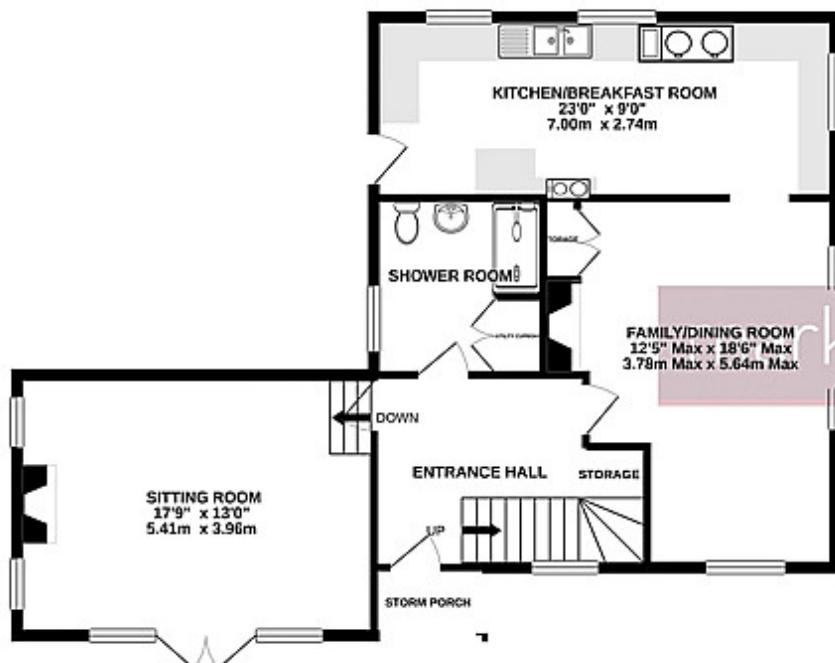
Up your street..



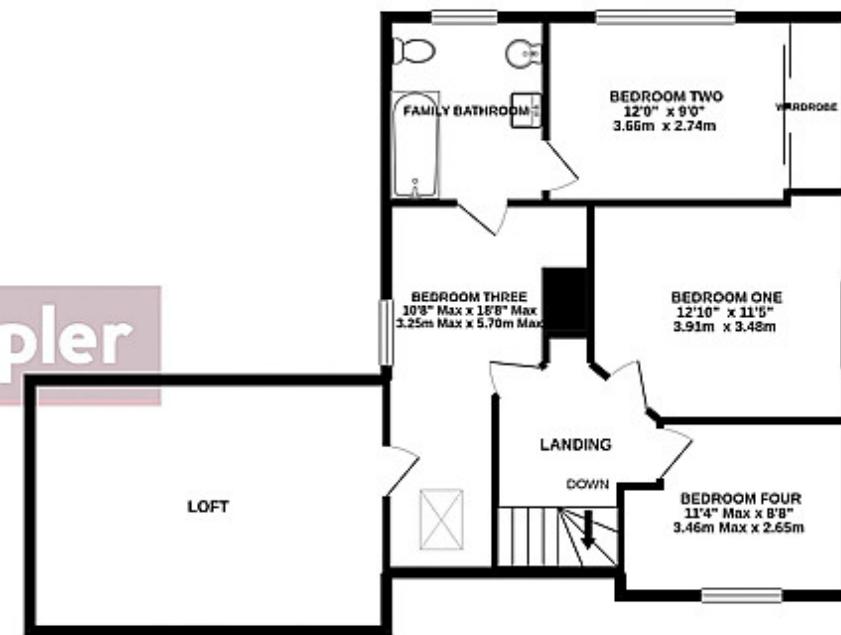
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GROUND FLOOR  
865 sq.ft. (80.4 sq.m.) approx.



1ST FLOOR ( INCLUDING LOFT )  
864 sq.ft. (80.2 sq.m.) approx.



TOTAL FLOOR AREA : 1729 sq.ft. (160.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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