

2 Warren View Churchill BS25 5AP

£585,000

marktempler

RESIDENTIAL SALES







PROPERTY TYPE  
Detached house



HOW BIG  
1902.90 sq ft



BEDROOMS  
5



RECEPTION ROOMS  
1



BATHROOMS  
3



WARMTH  
uPVC double glazing and gas  
fired central heating



PARKING  
Off street and garage



OUTSIDE SPACE  
Front and rear



EPC RATING  
B



COUNCIL TAX BAND  
F



Nearly new five bedroom detached family home with beautifully presented, modern open plan accommodation - 2 Warren View is a superbly appointed five bedroom detached house, constructed in 2022 by the highly regarded Newland Homes, to their sought-after 'Sherston' design. Situated within the prestigious Mendip Gate development in Churchill, this spacious property offers over 1,900 sq ft of carefully considered accommodation, combining elegant styling with modern functionality, with the additional benefit of solar panels, providing ongoing energy efficiency and cost savings—an excellent benefit for environmentally conscious buyers. Designed for contemporary family life, the ground floor is accessed via a welcoming entrance hall leading into a cosy bay-fronted sitting room, ideal for relaxing evenings. To the rear, a superb open-plan kitchen, dining, and family room, measuring the full width of the home and flooded with natural light through triple-aspect windows. The kitchen itself is a standout feature, finished to an exceptional standard with a quality range of fitted units, composite granite work surfaces, a central island with breakfast bar and a suite of integrated Neff appliances. The family area creates a perfect environment for informal entertaining with French doors opening to the rear garden and the dining space perfectly links both the kitchen with family area. A cloakroom WC and utility completes the ground floor. The first floor continues to impress, offering five well proportioned bedrooms ideal for growing families or those in need of flexible working and guest spaces. The principal bedroom enjoys a luxurious en-suite shower room and private dressing area, while bedroom two also benefits from its own en-suite, making it ideal for guests or teenagers. The remaining bedrooms are served by a contemporary family bathroom including a panelled bath with independent shower over, wash hand basin, and low-level WC.

Externally, the rear garden has been thoughtfully landscaped for both function and relaxation. It features a manicured lawn, patio areas for outdoor dining, and a composite deck with a stylish modern pergola offering a perfect spot for relaxing throughout the seasons. To the front, block paving provides ample off-street parking for several vehicles, while well-tended shrub borders soften the approach to this impressive home. An integral garage provides further parking for those who require it but would also make an ideal workshop.

Situated on Warren View in Churchill, this beautiful family home is ideally located to access the Mendip Hills, giving you easy access to this area of outstanding natural beauty. The village itself offers a range of amenities, including local shops, doctors surgery, cosy village public houses and highly regarded secondary school. It also offers good connections for those commuting to Bristol or Weston-super-Mare, being situated just off of the A38, and also just a short drive to Bristol International Airport and Yatton's mainline railway station.













## Executive detached home situated on popular Mendip Gate development in Churchill



### 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 £270, Foxfield - Conveyancing Referral Fee £270, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heroes South West – Mortgage Advisors Referral Fee 25% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge.





## Up your street...

Glorious walks on The Mendip Hills

A selection of cosy village public houses

Langford, Wrington and Congresbury village centres

Churchill Academy and Sixth form

International travel from Bristol Airport

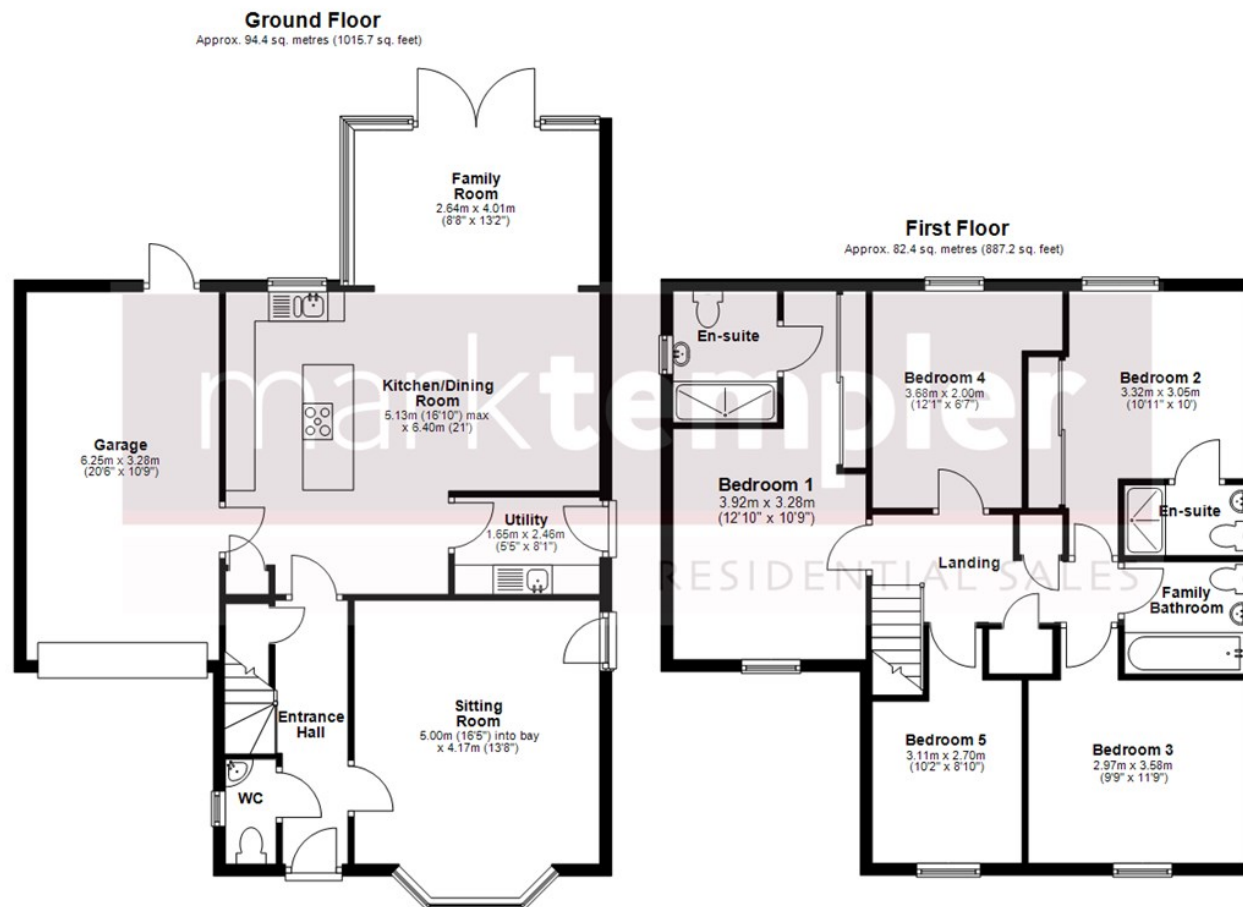
Touts convenience store



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Total area: approx. 176.8 sq. metres (1902.9 sq. feet)

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. Plan produced using PlanUp.