

1 Three Acres Court Churchill BS25 5AQ

£575,000

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RESIDENTIAL SALES





PROPERTY TYPE
Detached house



HOW BIG
1573.60 sq ft



BEDROOMS
4



RECEPTION ROOMS
2



BATHROOMS
3



WARMTH
uPVC double glazing and gas
fired central heating



PARKING
Off street and double
garage



OUTSIDE SPACE
Front and rear



EPC RATING
B



COUNCIL TAX BAND
F

Tucked away within the highly regarded Three Acres Close development, Ivy House presents a rare opportunity to acquire a substantial detached family home in the heart of Churchill. Thoughtfully arranged across two floors and offering almost 1,600 sq ft of versatile accommodation. The property combines contemporary design with a highly practical layout, creating a home that works seamlessly for modern family life. From the moment you step into the welcoming entrance hall, the sense of space and quality is immediately apparent. The ground floor flows effortlessly, with a generously proportioned sitting room positioned to the front of the house and enjoying an attractive bay window that floods the space with natural light, creating a warm and inviting retreat for family relaxation. To the rear lies the heart of the home, a superb open plan kitchen dining room, fitted with a stylish range of modern wall and base units, integrated appliances and a central island, perfect for informal dining or entertaining. The dining area, with bi-folding doors leading out to the garden, creates a true inside-outside feel during the warmer months, making it the perfect space for hosting gatherings. A separate utility room and a well-appointed WC complete the ground floor, offering practical touches that busy households will appreciate. The first floor has been designed with family living in mind, offering four excellent bedrooms, all of which are bright and generously proportioned. The principal bedroom benefits from its own en-suite shower room, while the second bedroom is also complemented by an en-suite, creating ideal guest accommodation. The remaining bedrooms are well served by a contemporary family bathroom, fitted with a three-piece suite including a panelled bath, wash hand basin and WC.

Externally, Ivy House is equally impressive. The rear garden provides a private and secure haven, perfect for families and those who enjoy outdoor living. Laid mainly to lawn and bordered by mature shrubs and planting, the garden also features a patio area ideal for al fresco dining, entertaining friends, or simply enjoying the peace of its surroundings. The outdoor space has been designed with low-maintenance living in mind, offering a perfect balance of greenery and practicality. To the front, the property is approached via a private block-paved driveway that provides ample off-street parking for several vehicles, in addition to the double garage, which offers secure parking as well as useful storage. The garage also presents scope for a variety of alternative uses if desired, such as a home gym or workshop with its first floor loft room. Taken together, the gardens, driveway and garaging ensure that Ivy House is not only a welcoming home indoors but also a property that delivers excellent lifestyle opportunities outside.

Three Acres Close itself is a quiet and exclusive cul-de-sac, made up of a small collection of similarly high-quality homes that create a true sense of community. The setting is particularly appealing for families, with the renowned Churchill Academy and Sixth Form, within catchment, alongside an excellent choice of nearby primary schools. Everyday amenities can be found in the neighbouring villages of Winscombe, Langford and Congresbury, while a wider range of shopping, leisure and cultural facilities are within easy reach in Weston-super-Mare and Bristol. For those who commute, the area is exceptionally well connected, with swift access to the A38 and M5 motorway network, alongside mainline railway services from nearby Yatton station providing direct links to Bristol, Bath and London Paddington. Bristol Airport is also within easy reach for both business and leisure travel. Beyond the practicalities, Churchill is surrounded by some of the county's most beautiful countryside, with the Mendip Hills Area of Outstanding Natural Beauty close at hand, offering endless opportunities for walking, cycling and outdoor pursuits. This enviable balance of convenience and rural lifestyle makes Ivy House an exceptional choice for families seeking a forever home in North Somerset.

This outstanding property is a home that will appeal to those looking for space, style and location in equal measure. We strongly recommend an early viewing to fully appreciate everything that Ivy House has to offer.







Modern executive home 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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1 Three Acres Court, Churchill, BS25 5AQ

Approximate total area
2268.7 sq ft (210.8 sq metres)

Approximate house area
1573.6 sq ft (146.2 sq metres)

Approximate garage area
695.1 sq ft (64.6 sq metres)

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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