



debbie fortune  
ESTATE AGENTS



22 Taylors Fields

Banwell







# 22 Taylors Fields, Banwell, Somerset, BS29 6AJ

£485,000

- Executive detached four-bedroom family home
- Superb highly desirable cul de sac position
- Quality integrated appliances and top of the range fixtures and fittings
- Impeccably finished throughout
- South facing garden and lovely open aspect to the front
- Stylish design and modern layout

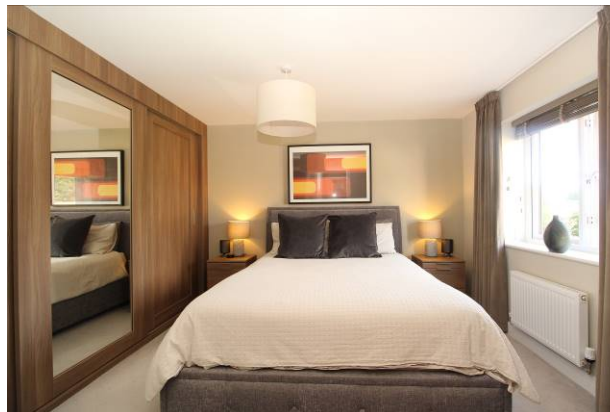
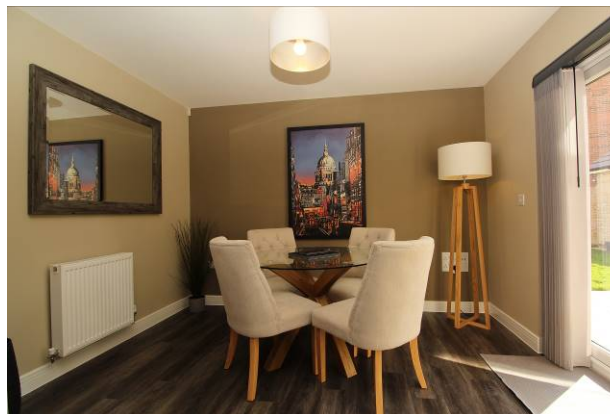
A striking and beautifully presented detached modern home, set in an exclusive and desirable cul de sac on the edge of village, and offering generous proportions and a superb finish throughout.

## SITUATION

The North Somerset village of Banwell is within easy driving distance of Bristol, Weston-super-Mare, Bath, Wells and the national motorway network, making it an ideal choice for the commuter. The village itself has local facilities including shops, pubs, restaurants, churches, primary school and pre-school, with more comprehensive shopping, social and recreational facilities at the above-mentioned cities and the coastal town of Weston-super-Mare. Secondary schooling is at nearby Churchill with its associated sports complex and nearby dry-ski slope. The Mendip Hills are close by with an excellent range of country pursuits readily available, including riding, walking and caving, whilst the Chew and Yeo Valley's with the Chew and Blagdon lakes offering excellent sailing and fishing. The long-distance traveller has plenty of choice - there are excellent motorway and rail links, whilst Bristol International Airport is just a short drive away. For further information see the Banwell website - [www.banwell.info](http://www.banwell.info).

## DIRECTIONS

From the direction of Sandford continue on the A368 Towerhead Road into Banwell. At the crossroads turn right for half a mile, until you past Banwell school on your left and turn right into Wolverhill Road. Proceed down this road and turn right onto Taylors Fields and the property will be a short distance on your left.



## DESCRIPTION

Arranged over two spacious floors, the property benefits from a bigger than expected rear garden, ample off-street parking, and a large single garage.

The ground floor accommodation is arranged off a spacious entrance hallway finished in chic modernist colour palette with contrasting white doors and woodwork. To the right off the hallway is a generous dual aspect lounge, with French doors to the rear that lead out onto the patio.

To the left is a separate formal dining room with a large window, which could also be utilised as a home office if desired. To the rear of the hall there is a handy ground floor cloakroom and a door to the left leading to a wonderful open plan kitchen/diner/family room. The kitchen area is fitted with a superb range of matching wall and base units with stone effect work tops, and numerous integrated appliances. There is plenty of space to the rear for an informal dining or soft seating area with French doors out to the garden.

On the first floor are four well-appointed double bedrooms and a superb family bathroom. All the bedrooms are tastefully decorated with the added benefits of built-in wardrobes and ensuite bathrooms in bedroom one and two.

Outside, the property is blessed with a large than expected rear garden which has a superb south facing aspect. A blank canvas for someone with green fingers to landscape to their hearts desire. It currently features a mainly lawned garden with an area of patio and footpath running alongside the garage. All fully enclosed and with surprising privacy.

A truly superb road, with equally attractive neighbouring properties and views towards the hills and church.

Country walks on your doorstep, local amenities a short walk away and catchment to great local school! Taylors Fields is ideally situated with access at the end of the road on to Wolvershill Road giving easy access to the train station at Worle and M5 J21. Banwell has everything a person could need.

## PROPERTY INFORMATION

Tenure – Freehold

Council tax band – F

EPC rating A

**Our vendor says...** We love that the property is so close to countryside both around the village and a short drive away in the nearby Mendip Hills. Weston's beaches are also in close proximity, especially Uphill which is just a few miles away.

Being south facing, the rear garden is great for relaxing in the sun - we've really enjoyed it throughout the summer. The solar panels to the south facing elevation of the roof are a real benefit, providing an income for any electricity that is exported.

Banwell has a village feel but is within easy reach of Weston which has plenty of supermarkets and other amenities. Proximity to the M5 and A38 means for easy commuting with Bristol Airport a short 20-minute drive.

The property benefits fibre to the property broadband providing a connection of up to 900Mbps which is excellent for busy families and those needing to work from home.

**We have noticed...** Generous proportions and a larger than expected south facing garden set in a lovely semi-rural position.

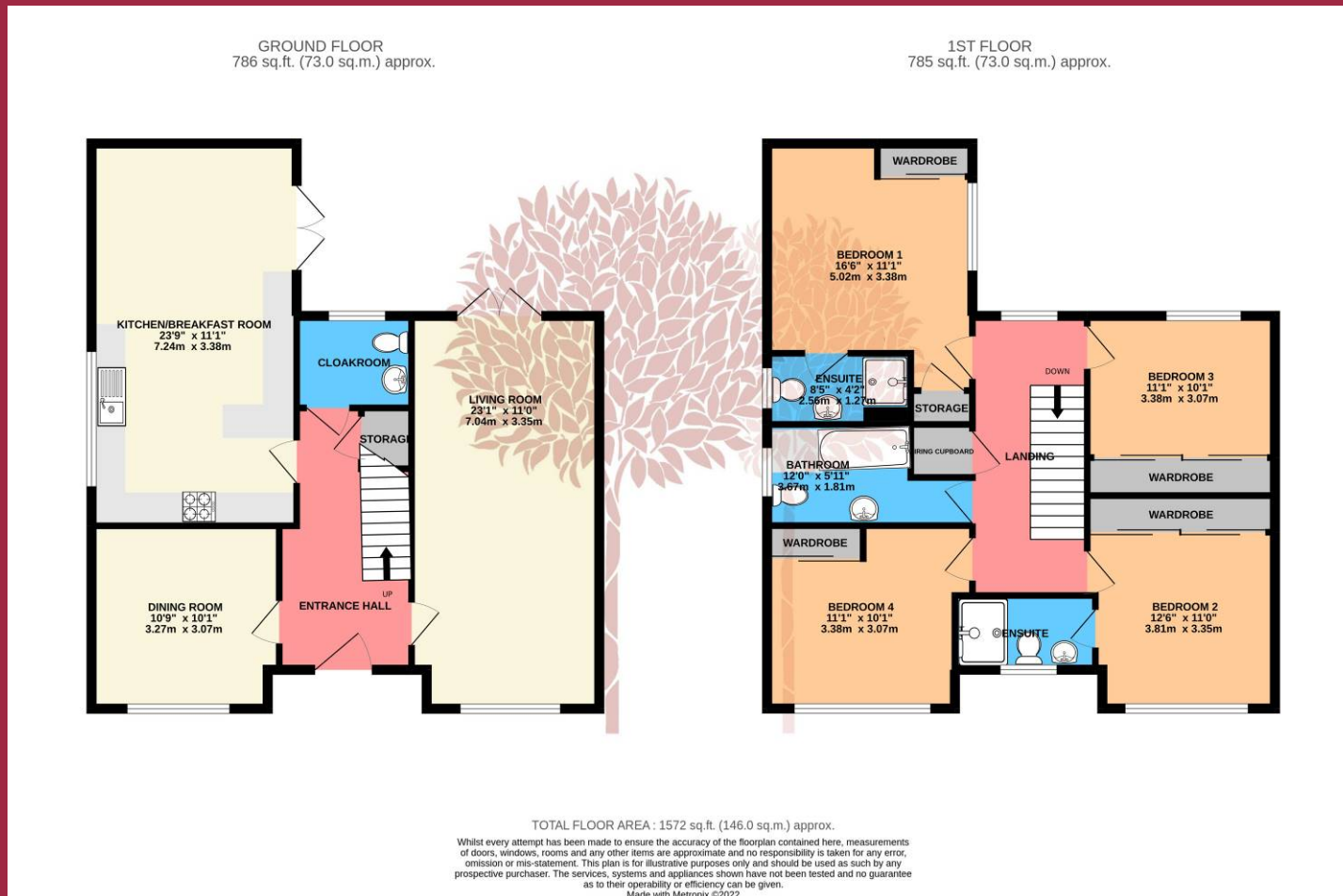








## Floorplan



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