





# 8 Tollhouse Road

Churchill, Winscombe

An exceptionally well presented detached 4-bedroom home with enclosed south facing garden, garage and off street parking. Set in a cul-de-sac location in the popular village of Churchill it offers easy access to Bristol and beyond.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating: A

All mains services and solar panels

- Approx 1,389 sq ft (inc garage) of flexible family accommodation
- Superb four-bedroom detached family home
- Beautifully presented throughout
- Gorgeous kitchen/dining room
- Two well-appointed bathrooms and downstairs cloakroom
- Remainder of a 10 Year Guarantee
- Garage (currently used as gym) and driveway parking for several cars
- South facing low maintenance garden
- Popular village location within catchment of well regarded Primary and Secondary schools
- Easy access to M5, mainline railway services at Yatton (Bristol 12 mins /London Paddington 112 minutes) and Bristol Airport











## 8 Tollhouse Road

Churchill, Winscombe

8 Tollgate is an elegant, detached new build home occupying an enviable cul-de-sac location set in the heart of Churchill which offers superb local amenities together with doorstep access to the spectacular Mendip Hills and great connectivity with easy access to Bristol and beyond..

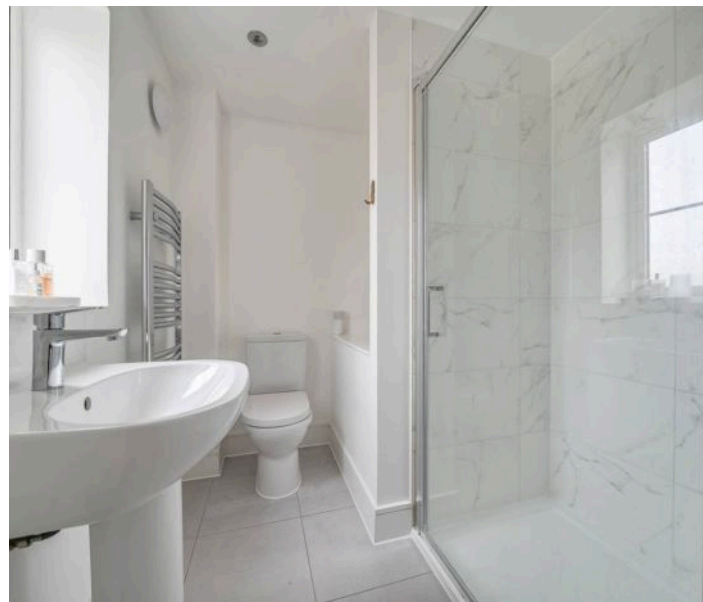
It offers approx. 1,389 sq ft (inc. garage) of well-planned accommodation, with a spacious sitting room, dining room, magnificent open plan dining/kitchen room as well as four bedrooms and a wonderfully private low maintenance garden. Immaculately decorated throughout with soothing tones and practical Amtico flooring downstairs, this beautifully maintained family home is an ideal turnkey option for anyone seeking a high-quality, low-maintenance residence. It's ready for you to move in, unpack, and begin enjoying life right away.

Built in 2021, it is a traditional period style house with an attractive render façade, contrasting clay tiled roof and symmetrical proportions. Stepping inside the welcoming front door, you'll find a bright hallway featuring stairs that lead to the first floor and practical understairs storage.

To the right is the spacious sitting room which has a pleasant aspect to the front of the property and offers a modern, stylish space in which to relax and entertain.

To the left is the second reception room – a dining room again with views to the front of the property.

At the rear the open plan kitchen/dining area is a true highlight of the property. The kitchen itself is stunning; it features a range of cream cabinetry paired with striking dark worktops. Integrated appliances include twin eye-level ovens, full height fridge/freezer and 5 burner gas hob together with a dishwasher.





French doors in the dining area ensure that this room is bathed in natural light and seamlessly blend inside and out leading directly out to a paved terrace – perfect for a summer BBQ or entertaining friends.

Adjacent to the kitchen, completing the ground floor accommodation is a utility room which offers valuable extra storage space, has space for a washing machine and tumble dryer and downstairs cloakroom. together with a back door with access to the driveway and garage.

Upstairs there are four good sized bedrooms three of which offer glorious views of the Mendip Hills. The principal is a generous double and has fitted wardrobes and a stylish ensuite shower room.

A family bathroom with smart grey tiling serves the other two bedrooms.

**Outside** – Low maintenance front borders complement the attractive façade of the property. To the left is a garage (currently used as a gym) and off-street parking for two cars plus a gate with independent access to the garden. The back garden is a wonderful space that is south facing and not overlooked. Attractive paving adjacent to the house leads to the lawned area which has raised beds contained with railway sleepers. There is also direct access to the rear of the garage.

**Location:** Churchill offers local shopping and social facilities including a 24-hour petrol station and mini-market and the nearby villages of Congresbury and Winscombe have a more comprehensive range of shops. There is a large, modern medical practice in the village. Primary schooling is available close by and the excellent Churchill Academy and Sixth Form with its adjoining sports complex is only a short walk away. Bristol and Weston-super-Mare are within easy commuting distance with a regular bus service available and there are two M5 motorway access points, at Clevedon and St. Georges and easy access to the M32 and M4 for travelling to London. Bristol International airport is just 7 miles distant along the A38. The village of Yatton (approximately 4 miles distant) has a mainline railway station with direct services to London Paddington from 112 mins. The countryside around offers many activities including riding, sailing, fishing, walking and several golf







GARAGE  
230 sq.ft. (21.4 sq.m.) approx.

GROUND FLOOR  
581 sq.ft. (53.9 sq.m.) approx.

1ST FLOOR  
578 sq.ft. (53.7 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.  
Made with Metropix ©2025

# Robin King

Robin King Estate Agents, 1-2 The Cross Broad Street - BS49 5DG

01934 876226 • post@robin-king.com • www.robin-king.com/

Sales particulars are for guidance only. No structural survey or service testing has been done. These details aren't part of a contract and shouldn't be relied on as facts. References to alterations or use don't confirm regulatory approval. Buyers must verify all information. Measurements are approximate; check them. Contact us with any important concerns before viewing.