



Cedarwood Top Road, Shipham, BS25 1TB

£850,000

*** STUNNING FIVE BEDROOM DETACHED HOME *** EXTENDED AND COMPLETELY RENOVATED THROUGHOUT TO A HIGH STANDARD *** OPEN PLAN KITCHEN/DINING/FAMILY ROOM *** SEPARATE UTILITY *** STUDY *** LIVING ROOM *** RECEPTION ROOM TWO *** DOWNSTAIRS CLOAKROOM *** BALCONY, DRESSING ROOM AND EN SUITE TO THE MAIN BEDROOM *** FAMILY BATHROOM *** PRIVATE AND ENCLOSED REAR GARDEN *** LARGE GARDEN TO THE FRONT *** OFF STREET PARKING *** GARAGE *** ELEVATED POSITION WITH FAR REACHING VIEWS OUT TOWARDS THE CHANNEL *** CENTRAL VILLAGE LOCATION *** COUNCIL TAX BAND G *** EPC TBC ***

Entrance Hallway



Kitchen/Dining/Family Room



Cloakroom



Study





Second Sitting Room

Balcony



Laundry Room

Dressing Room



Main Bedroom Suite



En-Suite



Guest Suite/Bedroom Two



Bedroom Three



Bedroom Four



Family Bathroom



Shower Room



Rear Garden



To the Front of The Property





Floor 0



Floor 1

Approximate total area⁽¹⁾

2679 ft²

Reduced headroom

114 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
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(81-91) B		
(69-80) C		
(55-68) D		
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