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Windwhistle, Downs Road, Dundry, Bristol, BS41 8LR

## Windwhistle, Downs Road, Dundry, Bristol, BS41 8LR

£800,000

Located on the outskirts of Dundry, Windwhistle is a substantial family home within walking distance of the village pub and amenities. The property features ample parking, including space for up to six cars, a south-facing garden, and a self-contained annexe suitable for renting or accommodating an elderly relative.

The entrance hall, accessed via an attractive porch, is spacious with timber effect laminate flooring, exposed timber rafters, and ample storage. It leads to a guest double bedroom with an en suite shower room, a principal suite with garden views, a dressing room, and a luxurious en suite bathroom.

The living room is bright with dual aspect windows and flows into a conservatory dining space. The kitchen/breakfast room is well-equipped with integrated appliances, a large dining area, and access to a study and utility room. The adjacent one-bedroom annexe includes a fully equipped kitchen, living/dining space, and a modern en suite bathroom.

Upstairs, two substantial dormer bedrooms with excellent storage and a modern family bathroom offer additional living space. The property also includes a large double garage with a mezzanine level.

The professionally landscaped south-facing garden features flagstone terraces, level lawns, raised stone beds, and charming outdoor features like a rockery with a water feature.

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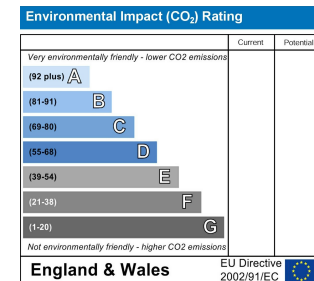
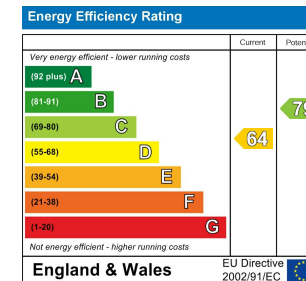
**Ground Floor**  
Floor area 2,348 sq.ft.



**First Floor**  
Floor area 491 sq.ft.


**TOTAL: 2,839 sq.ft.**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)





## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>	64	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



















