



16 Moorlay Crescent, Winford, Bristol, BS40 8DB

16 Moorlay Crescent, Winford, Bristol, BS40 8DB

- Spacious and Stylish Home
- Detached c2200sq. ft.
- Very Spacious Sitting/Family Room with Large Fireplace
- Luxury Kitchen/Breakfast Room
- Utility Room with Garden Access
- Principal Bedroom with Dressing Room and Ensuite
- Guest Bedroom with Ensuite
- Two Further Double Bedrooms
- Good Sized Garden
- Great Position on Edge of Winford Heights



SPACIOUS AND OH-SO-STYLISH VILLAGE LIVING!

A truly beautiful family home oozing quality and style.

All rooms flow from the warm and welcoming reception hall.

Leading from the hall is a wonderfully spacious sitting room big enough to accommodate the whole family and is perfect for entertaining! Bright and airy, this room has French doors and a large bay window onto the rear garden and windows looking onto the front garden there is large inglenook-style fireplace with a cosy wood burner.

Accessed from the hallway there is a luxury country style fitted kitchen with integral appliances and a large island together with a dining area and large bay window to the garden and also access to the sitting room. Leading from the kitchen is a useful utility/boot room with a side access to the garden – great for muddy wellies after country walks.

There is a spacious home office – which could be used as a snug - and essential downstairs loo which completes the ground floor.

Upstairs the principal bedroom has a large luxury ensuite and dressing room with the added bonus of a Juliet balcony.

There are three further double bedrooms one with it's own ensuite, two with fitted wardrobes and a family bathroom.

There is a lawn to the front of the house with side access to the good-sized rear garden with mature planting and borders. There is loads of space for the kids to play, al-fresco entertaining or a sun-downer with friends and family.

There is parking and a double garage to boot - give us a call - we can't wait to show you around!

Winford lies on the edge of the Chew Valley, south of the city of Bristol. The village has a strong community feel which centres around the excellent primary school and the excellent village pub, The Prince of Waterloo is a fantastic family pub serving great food.

The Chew Valley and Blagdon lakes provide a host of activities including great walking, sailing, fishing and great restaurants. So, we invite you to relax and enjoy this area of outstanding natural beauty.

The village is perfectly placed for commuting to both Bristol and Bath. Railway stations at Bristol Temple Meads and Bath Spa with trains to London and the national train network. Access to both the M4 and M5 are within a reasonable distance. Bristol International Airport has flights to Europe and connecting flights to the rest of the World.





ROOM DIMENSIONS

Ground Floor

ENTRANCE HALL 14'0" x 9'5"
 SITTING/FAMILY ROOM 27'0" x 24'6"
 KITCHEN/BREAKFAST ROOM 20'1" x 12'7"
 UTILITY ROOM 6'0" x 6'0"
 HOME OFFICE/SNUG 9'0" x 7'1"
 LOO 3'1" x 7'2"

First Floor

LANDING 16'8" x 6'8"
 BEDROOM 12'0" x 18'2"
 DRESSING ROOM 8'8" x 6'7"
 ENSUITE 12'0" x 5'9"
 BEDROOM 13'4" x 10'5"
 ENSUITE 6'5" x 7'7"
 BEDROOM 12'3" x 10'5"
 BEDROOM 10'5" x 9'5"
 BATHROOM 6'5" x 7'2"

Outside

DOUBLE GARAGE 21'8" x 18'2"



GROUND FLOOR
 1352 sq.ft. (125.6 sq.m.) approx.



FIRST FLOOR
 917 sq.ft. (85.2 sq.m.) approx.



TOTAL FLOOR AREA - 2269 sq.ft. (210.8 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 ©2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Joanna Tiley Estate Agents

Unit 1c Fairseat, Stoke Hill, Chew Stoke, BS40 8XF

T: 01275 33 33 11 E: info@joannatiley.com W: www.joannatiley.com