



2 Brook Cottage, 21 Church Road, Winford, Bristol, BS40 8ER



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- Period Cottage
- Lovely Village Location
- Original Cottage Features
- Sitting room with French Doors to Front Garden
- Kitchen/Diner with Wood Burner
- Utility Room
- Bedroom with Fireplace Feature
- Further Bedroom and Family Bathroom
- Rear Courtyard and Pretty Front Garden
- Garage and Parking for Two Cars



This charming period cottage is ready for you to explore! With its surprisingly spacious open plan living and array of period features it's hard to find anything not to love! Step inside through the front door into a warm and inviting sitting room, complete with French doors that open onto a delightful, enclosed front garden. Continuing through to the kitchen/breakfast room there is a stunning stone fireplace featuring a log burner, alongside the cottage's original characteristics. The kitchen that has ample storage then leads to a practical utility room. Exit through the back door and ascend the steps to the courtyard garden and a small outbuilding. Back inside, head upstairs there are two double bedrooms and a family bathroom. At the front, the well-maintained lawn garden is bordered attractively and leads to the garage, which includes an attached storage area and parking for two cars.

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 excellent roast dinners.

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.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

## ROOM DIMENSIONS

### Ground Floor

SITTING ROOM 12'8" x 10'7"  
 KITCHEN/DINER 22'4" x 13'4"  
 PASSAGE WAY 11'2" x 3'1"  
 UTILITY ROOM 6'7" x 6'3"

### First Floor

BEDROOM 13'5" x 11'7"  
 BEDROOM 13'5" x 8'8"  
 BATHROOM 9'10" x 6'10"  
 LANDING 9'5" x 7'10"

### Outside

STORE 11'0" x 5'0"  
 GARAGE 11'0" x 18'3"



GROUND FLOOR  
 755 sq.ft. (70.1 sq.m.) approx.



TOTAL FLOOR AREA : 1093 sq.ft. (101.5 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.  
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