



17 Market Place, Winford, Bristol, BS40 8AT

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- Detached Family Home
- Sitting Room with Stone Fireplace
- Open Plan Kitchen/Dining Room
- Utility Room
- 3/4 Bedrooms
- En Suite Shower-room
- Superb Terraced Garden
- Far reaching Views from top of Garden
- Parking
- Village Location



A fantastic opportunity to purchase a lovely family home with far-reaching views from the terraced rear garden. There is a large yet cosy sitting room with an exposed stone fireplace and wood effect gas burner, and an ornate staircase leading to the first floor. The well-planned extended kitchen/dining room has integral appliances and a quirky walk-in corner larder. A central island creates a fabulous casual dining area with a built-in wine fridge, and there's additional room for a large dining table and chairs. There is also a separate utility room. On the first floor, sliding glazed doors on the landing give direct access to the superb terraced rear garden. There is a tastefully decorated principal bedroom suite with fitted wardrobes and drawers, and a contemporary en-suite shower-room. There are two further double bedrooms, one of which is accessed via the study/bedroom four. Outside, the generous gardens have been terraced to provide a perfect area for barbeques, steps lead to a further lawned garden with a decked area for al-fresco dining, and a further garden to sit and enjoy views over village and distant hills. To the front of the property there is off road parking a further area of lawn, plus a handy covered area for muddy boots!

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 primary school and the excellent village pub - The Prince of Waterloo is a fantastic family pub serving great food. Local Schooling is available the very well-regarded Winford Primary School in the centre of the village and for Secondary Schooling there is nearby Chew Valley School with transport provided. 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

HALL 3.0" x 6'10"

LOO 2.1" x 6'10"

SITTING ROOM 20'0" x 14'0"

KITCHEN/DINING ROOM 16'0" x 15'0"

UTILITY ROOM 8'0" x 6'0"

First Floor

LANDING 15'0" x 6'0"

BEDROOM 14'11" x 7'1"

ENSUITE 5'1" x 6'0"

BEDROOM 8'0" x 7'0"

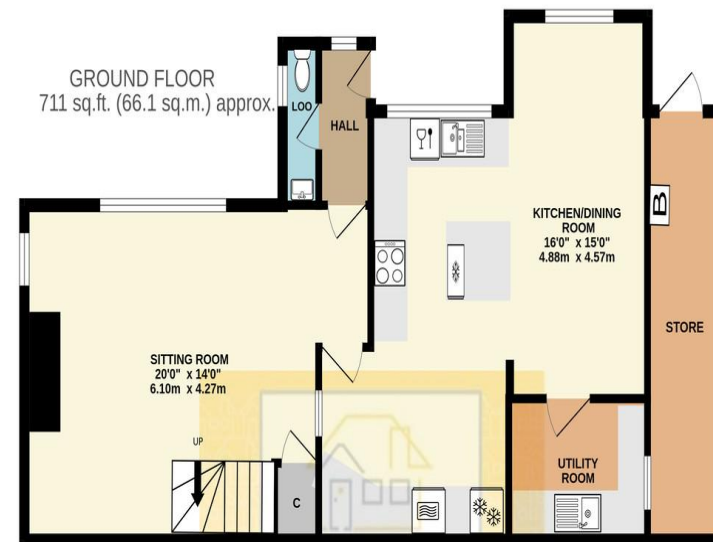
BEDROOM 9'0" x 7'0"

BEDROOM/STUDY 9'0" x 6'0"

BATHROOM 6'0" x 6'0"

Outside

STORE 4'1" x 18'0"



1ST FLOOR
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 1174 sq.ft. (109.0 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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Awaiting EPC....



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