



Mulberry Cottage, Kingdown, Kingdown, Bristol, BS40 8DP

- Dressed Stone Cottage
- Open Plan Kitchen with Bifold Doors
- Sunny Sitting Room with Wood Burner
- Utility and Boot Room
- Four Bedrooms
- Two Bathrooms
- Country Garden
- Outbuilding
- Parking for several vehicles
- Views over Surrounding Countryside

CHARMING COUNTRY ESCAPE!

This charming family home is the perfect blend of character and comfort, offering ample space both inside and out for everyone to enjoy. The sunny garden provides a fantastic spot for kids to play, raise chickens, or grow your own vegetables.

The grand entrance hall features a striking fireplace feature and plenty of space for bookshelves and furniture. The spacious living room, filled with natural light and a cosy wood burner. The open-plan kitchen and dining area seamlessly connect to the country garden through bi-fold doors. There's also a handy utility room, a separate boot room, and a convenient downstairs loo! Upstairs there are four generously sized bedrooms, a family bathroom, and an additional shower room.

Kingdown is located some two miles south of Winford, not far from Butcombe and Bristol and is known mostly to local people. Everyday needs are catered for in the village of Winford and Chew Magna, which can be reached within about a 10–15-minute drive where there are a variety of shops and facilities are found including Banks, a Health Centre and Dentists.

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







ROOM DIMENSIONS

Ground Floor

ENTRANCE HALL 12'3" x 10'2"

W/C 3'1" x 8'7"

SITTING ROOM 13'2" x 20'8"

CUPBOARD 4'1" x 4'2"

KITCHEN 14'8" x 20'6"

PANTRY 2'10" x 8'7"

UTILITY ROOM 9'3" x 11'7"

HALL 4'5" x 11'2"

First Floor

LANDING 18'8" x 6'7"

BEDROOM 13'6" x 11'7"

BEDROOM 12'4" x 10'1"

BATHROOM 7'11" x 5'1"

SHOWER ROOM 5'5" x 5'1"

BEDROOM 13'6" x 9'10"

BEDROOM 8'8" x 8'7"

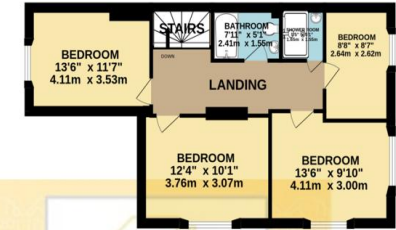
Outside

OUTBUILDING 18'3" x 16'2"

SHED 3'8" x 6'2"



1ST FLOOR
664 sq.ft. (61.7 sq.m.) approx.



GROUND FLOOR
1293 sq.ft. (120.1 sq.m.) approx.



TOTAL FLOOR AREA : 1957 sq.ft. (181.8 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.
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