



11 Church Road, Winford, Bristol, BS40 8EW

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- Detached property circa 1,534 sq. Ft
- Living Room with Feature Open Fireplace
- Kitchen
- Dining Room
- Two Double Bedrooms
- Family bathroom Plus Ensuite Loo
- Single Garage and Parking for Multiple Cars
- Close to Local Amenities
- Huge Potential
- NO FORWARD CHAIN



HUGE POTENTIAL – FANTASTIC LOCATION

This detached two-bedroom bungalow is situated in a highly sought-after village, just a short stroll from local amenities.

Step into the property via a bright porch - perfect for storing coats, boots, and outdoor gear, leading into a welcoming entrance hall. The layout flows beautifully from here, with a generous living room featuring a striking open fireplace and patio doors that open back into the porch, creating a warm and inviting space to relax in.

The kitchen and dining room enjoy views over the garden. The ground floor also hosts a spacious double bedroom and a family bathroom. Upstairs, the landing provides a large storage cupboard and access to eaves storage. This leads to an expansive double bedroom complete with a handy en-suite loo.

Outside is a single garage and parking for multiple cars. There are gardens both front and back with mature borders.

This well-located home is bursting with potential and offers a rare opportunity to enjoy village life whilst putting your own stamp on a family home.

Call our friendly team to arrange your viewing today

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 shop and the excellent The Prince of Waterloo which 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

PORCH 15'1" x 9'0"

ENTRANCE HALL 13'1" x 10'6"

LIVING ROOM 11'1" x 19'0"

KITCHEN 10'7" x 8'6"

DINING ROOM 9'1" x 10'10"

BEDROOM 13'7" x 11'1"

BATHROOM 5'10" x 7'5"

First Floor

LANDING 10'2" x 9'10"

EAVES STORAGE 30'0" x 2'1"

EAVES STORAGE 10'2" x 2'5"

CUPBOARD 7'2" x 2'8"

BEDROOM 22'11" x 14'11"

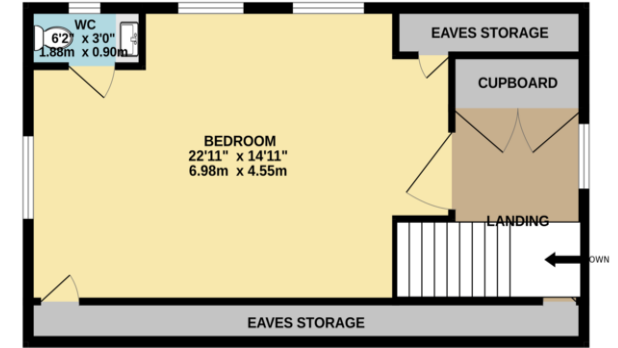
W/C 6'2" x 3'0"

GARAGE 10'1" x 19'0"

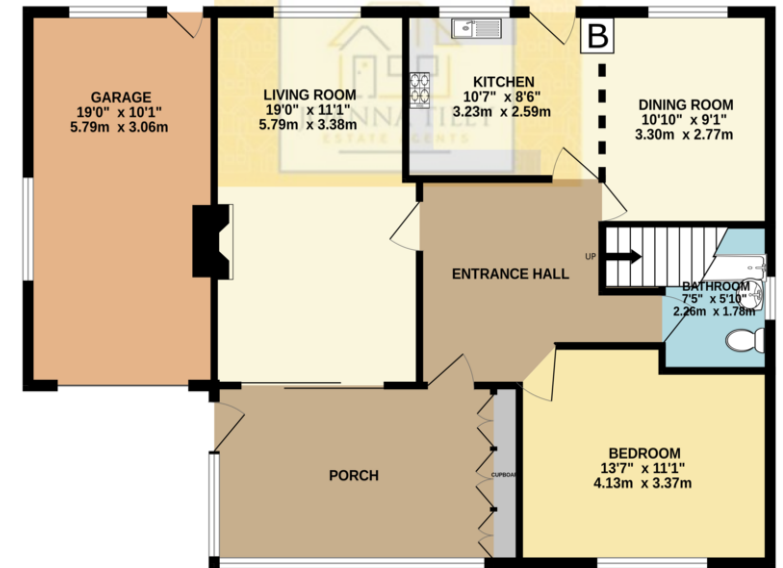


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

1ST FLOOR
510 sq.ft. (47.4 sq.m.) approx.



GROUND FLOOR
1024 sq.ft. (95.2 sq.m.) approx.



TOTAL FLOOR AREA : 1534 sq.ft. (142.5 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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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