



High Street, Winterbourne, Bristol, BS36 1RB

Offers Over £525,000

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This charming family home is situated in a private retreat off the High Street where only 2 other properties are located. It's unusual and bespoke arrangement, means it simply must be viewed to be appreciated. Two very nice features include a very green outlook as well as an open balcony that one can sit out on to enjoy those sunny days!

Winterbourne has a number of pubs including the George and Dragon, the Swan and the Mason's Arms. In recent years a number of the village's pubs have become restaurants; two of which now serve Indian cuisine.

The village has three social hubs: St Michael's Rooms, Fromeside Community Centre and Greenfield, which host clubs, functions and other public events.

Winterbourne contains branches of the Co-op and Tesco Express, a chemist, optician, a handful of dental practices and a library. Other village amenities include a bakery, butcher and a Post Office serving the community.

Horses and cattle are a common sight in the fields, including in the Cloisters area, which has views of the Frome Valley and the Huckford Viaduct.

- Central Winterbourne Location
- Exclusive Private Retreat Comprising Just Three Properties
- Four Double Bedroom Detached Family Home
- 300 Meters From Winterbourne Academy
- Off Road Parking For Four Cars
- Driveway And Detached Single Garage





An 'upside down' configuration, allows four double bedrooms to be located on the ground floor, all accessed from the spacious and welcoming entrance hall.

The four piece family bathroom, also located on the ground floor is pleasantly presented with stylish colours and tiling and comprises of a larger than average bath, the bathroom also includes a separate double size shower cubicle with waterfall shower head over and a separate hand shower mounted on its own rail.

The master bedroom has double glazed French doors that give convenient access to the well proportioned private rear garden, secured by 6ft stone walling to side and rear. This room could easily double up as a second lounge on the ground floor if three double bedrooms are preferred.

From the ground floor entrance hall, spacious enough to be used as a convenient study/office area, stairs lead to the first floor where the living accommodation can be found.

Initially arriving in an open plan reception area, doors lead to the kitchen, a separate utility room, the spacious lounge/dining area and a convenient, separate WC.

The reception area is of a good size and currently houses a two seater settee, a medium size electric organ, as well as a desk and chair. Again, another potential study/office area, although it could also easily be alternatively used as a dining area or second sitting area.



The kitchen is modern and tasteful and includes an integrated double oven and a four ring gas hob with cooker hood over. There is space for a fridge/freezer as well as for a dishwasher. The washing machine, or space and plumbing for one can be found in the utility room where there is also space for a full size dryer. The gas central heating condensing boiler is also located in the utility room along with the airing cupboard which houses the hot water tank.

The separate WC removes the need to 'pop downstairs' to use the loo and is again very tastefully presented.

The impressive lounge/dining room can be found to the front of the property and runs the full width of the house. There are sliding doors that lead out on to a balcony, where al fresco dining can be experienced with a very green outlook.

Lounge/Diner - 26'9 x 11'9

Reception Three - 12'10 x 7'10

Kitchen - 11'7 x 9'

Utility Room - 7'3 x 5'4

Bedroom One - 14'8 x 12'

Bedroom Two - 13'6 x 9'

Bedroom Three - 12'7 x 7'10

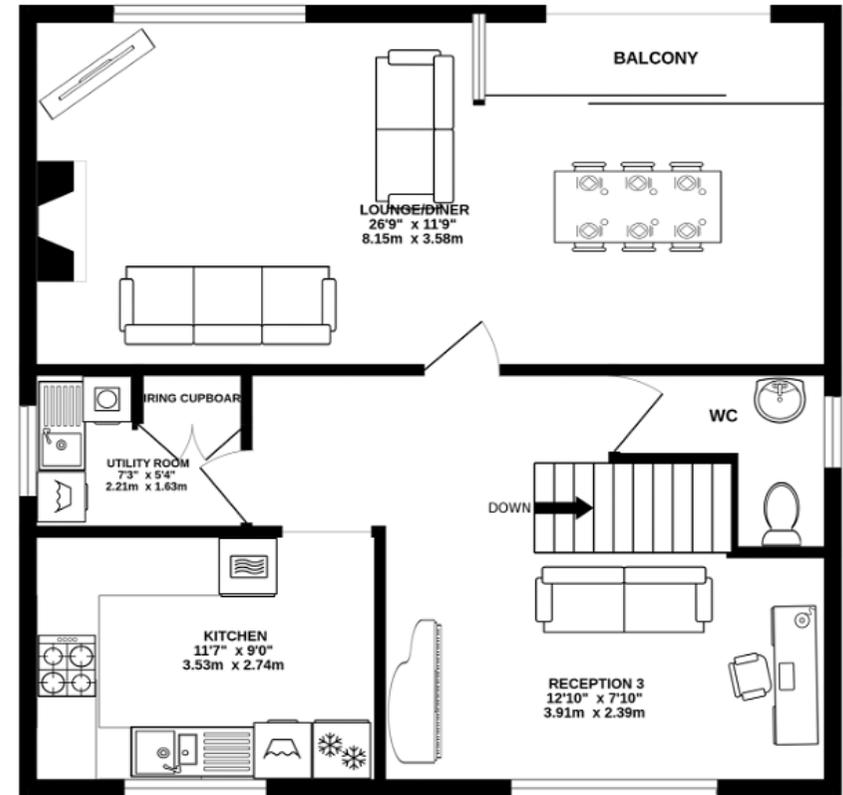
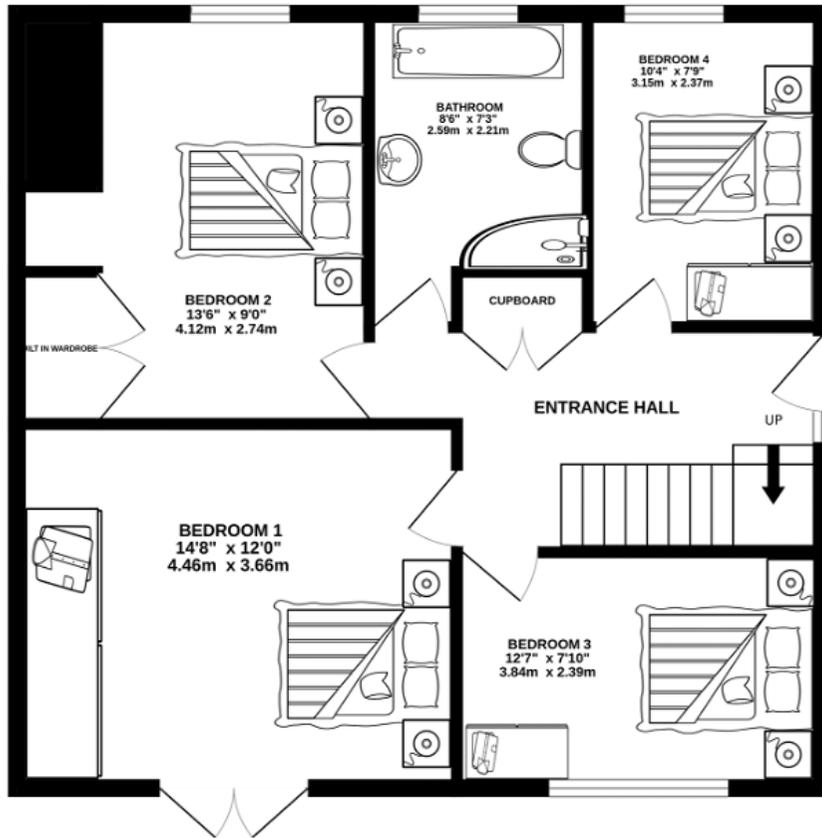
Bedroom Four - 10'4 x 7'9

Family Bathroom - 8'6 x 7'3



GROUND FLOOR
671 sq.ft. (62.3 sq.m.) approx.

1ST FLOOR
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA : 1347 sq.ft. (125.2 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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