



Down Road, Winterbourne Down Bristol BS36 1DG

welcome to

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**** ANNEXE **** A stunning 5-bedroom home with an attached 2-bedroom cottage! The accommodation comprises an open-plan kitchen diner, lounge, study, conservatory, cloakroom, 5 bedrooms, and a family bathroom. The cottage offers open kitchen diner, lounge and two bedrooms. Driveway and garage to front.

Entrance Hall

Front door leading to an inviting entrance hall with understairs pull-out storage. Features herringbone-style wood flooring and a carpet runner on the stairs to the first floor. Includes a radiator and doors to the cloakroom, garage, lounge, and kitchen/family room.

Lounge

13' 4" x 10' 10" (4.06m x 3.30m)

A luxurious lounge featuring a double glazed window with a front aspect view, elegant herringbone-style wood flooring, and a door leading through to the annexe.

Open Plan Kitchen Diner Lounge

27' 9" Max x 13' Max (8.46m Max x 3.96m Max)

This modern, open-plan kitchen boasts sleek, contemporary design with an array of high-gloss wall and base units with feature undercabinet lighting, complemented by pristine Arena stone quartz effect work surfaces and integrated appliances. The kitchen features an impressive central island with a gas cooktop and elegant pendant lighting overhead. Additional highlights include a porcelain one and a half bowl sink, integrated oven and microwave above, integrated dishwasher. The bright and airy space seamlessly flows into the adjacent conservatory, enhancing the open-plan layout and providing an ideal setting for both everyday living and entertaining. There are pocket doors to the lounge which slide effortlessly away to open the space up even further.

Conservatory

18' 6" x 9' 1" (5.64m x 2.77m)

This spacious and light-filled conservatory features a UPVC construction with double glazed glass roof and windows, providing a seamless connection to

the outdoors. It includes French doors leading to the garden, underfloor heating, and a wall-mounted air conditioning unit. The conservatory is beautifully appointed with herringbone-style flooring and offers ample space for relaxation and entertainment, including a cozy seating area and a dining table, perfect for family gatherings.

Cloakroom

Fitted with a low-level WC and wash hand basin. Herringbone style wood floor.

Landing

Stairs rising from the ground floor to a spacious landing. Provides loft access with a pull-down ladder, light and power, and a solar panel control panel. The loft is insulated and boarded.

Master Bedroom

14' 5" Max x 13' 4" Max (4.39m Max x 4.06m Max)

A spacious bedroom with a double glazed window to the front elevation. Includes a radiator. Door leading to the en suite.

Ensuite

Features a low-level WC and wash hand basin. Tiled walls and floor with a shower cubicle and extractor fan. Includes a chrome-effect towel rail.

Bedroom Two

12' x 9' 1" (3.66m x 2.77m)

A well-proportioned bedroom with a double glazed window to the rear elevation. Includes a radiator.

Bedroom Three

11' 11" x 9' 1" (3.63m x 2.77m)

A comfortable bedroom with a double glazed window to the front elevation. Includes a radiator.





Bedroom Four

A cozy bedroom with a double glazed window to the rear elevation. Includes a radiator.

Bedroom Five

A charming bedroom with a double glazed window to the rear elevation. Includes a radiator and TV point.

Bathroom

A well-appointed bathroom with a double glazed window to the front elevation. Features a low-level WC and wash hand basin. Fully tiled walls, bath with mixer taps and shower over, extractor fan, and towel rail.

Annexe

Open Plan Kitchen Diner

20' 10" x 10' 5" + entrance recess (6.35m x 3.17m + entrance recess)

A modern white high gloss kitchen offering both wall and floor units, work surface over and feature under cabinet lighting, gas hob and cooker hood above, electric oven, integrated fridge / freezer, upstands and panelled splashback to hob. wooden floor, stairs to first floor.

Sun Room Area

9' 7" x 5' 10" (2.92m x 1.78m)

Double glazed window and door to garden. wood floor and open to kitchen / diner area.

Lounge

10' 11" x 10' 8" (3.33m x 3.25m)

Double glazed windows to front and side elevation. Wood effect laminate flooring and radiator.

Bedroom One

11' 3" x 8' 3" (3.43m x 2.51m)

A double bedroom with a double glazed window to the front elevation. fitted wardrobes and radiator.

Bedroom Two

10' 7" to wardrobe x 6' 7" + door recess (3.23m to wardrobe x 2.01m + door recess)

Double glazed window to rear overlooking the garden, built in wardrobes and radiator.

Shower Room

A modern white three piece suite comprising , shower cubicle,, WC, vanity wash hand basin, part tiled walls and floor.

Added Description

Stairs rising from the ground floor to a landing, Provides loft access with pull-down ladder, light and power, a solar panel control panel. The loft is fully boarded and insulated.

Rear Garden

A South Westerly facing landscaped tiered garden offering patio area immediately adjoining with steps leading to artificial lawn with various fruit trees.

Enclosed by boundary wall and fence. Shed to rear of garden with power.

Front

Fronted by boundary stone wall and laid to driveway offering space for multiple vehicles for both the main house and the annexe. Solar panels on both properties. Electric car charging points on both properties.



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welcome to

Down Road, Winterbourne Down Bristol

- Five Bedroom House + Two Bed annexe
- Stunning Open Plan Kitchen
- Two Reception Rooms
- Bathroom, Ensuite and Cloakroom
- Garage and Driveway for Multiple Vehicles

Tenure: Freehold EPC Rating: Awaited

£900,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
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