



OLD COACH STATION



A CONTEMPORARY
COLLECTION OF HOMES
WITHIN THE CHEW VALLEY

AlexanderMay
LAND & NEW HOMES



MODERN LIVING IN A VILLAGE SETTING

Winford's Old Coach Station is a great opportunity to acquire a brand-new home in an exclusive mixed development of 11 properties comprising two, three- and four-bedroom homes in the heart of a very popular village.

The design of the houses is sympathetic to the surroundings, with a mix of brick and render exteriors while internally the properties conform to modern day living with stylish interiors.

The development has been carefully crafted to maximise the different garden levels with some properties having the use of garden bridges. Internally, some of the properties have vaulted studies providing the perfect solution to home working.

All 11 properties are complimented with off-street parking, and in addition, plots 10 & 11 are equipped with single garages. Each property comes with a 10-year NHBC building warranty.

Winford village is just a short drive from Bristol, Bristol International Airport and the Long Ashton park and ride, making it a popular location for those that enjoy village life but still depend on good commuting access.

- 4 Miles – Chew Valley Lake
- 5.5 Miles – Blagdon Lake
- 3.5 Miles – Woodspring Golf & Country Club
- 8 Miles – Bristol City Centre
- 2.5 Miles – Bristol International Airport
- 6 Miles – Long Ashton Park & Ride





WELCOME TO WINFORD

This contemporary collection of homes is located in the village of Winford, which is within the Chew Valley.

The Chew Valley is renowned for its scenic beauty, with Chew Valley Lake providing fantastic lakeside walks, a children's play area, restaurant and café. It is also the home of Chew Valley Sailing club and a popular spot for fishing.

Blagdon Lake is slighter further away and offers an alternative fishing location and a quieter location for great walks. For the golfing enthusiast Woodspring Golf & Country Club is just a short drive away.

Winford itself enjoys a variety of facilities including great country pubs, local primary school and local post office. Further facilities are available in Chew Magna which is a short drive.

Specification

Kitchen

- **Units:** Howdens, gloss white
- **Worktops:** Grey glass effect
- **Flooring:** LVT Camaro. Colour: Quayside Rustic Oak
- **Appliances:** Lamona
- **Lighting:** LED spotlights
- **Sink and taps:** Lamona / Howdens

Bathrooms

- **Taps:** Bristan
- **Lighting:** LED spotlights
- **Flooring:** Texline wood vinyl flooring
- **Tiling:** Stone effect, brown & grey
- **White goods:** Ideal Standard

Heating/Hot Water

- **Boiler:** Potterton by Baxi (combi)
- **Heated towel rails:** all bathrooms

Electrical

- **TV and telephone points** in kitchen/diner and living rooms
- **Broadband connection/speed:** Fibre
- **Lighting:** Pendants / white (spots/pendants)

General

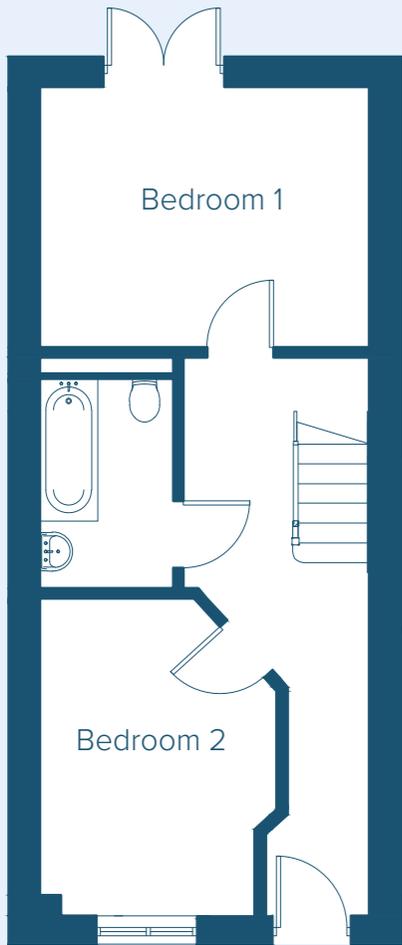
- **Flooring:** Carpet (Córdoba, platinum colour); anthracite matting front door
- **Internal walls:** Super Matt Clouded Slate
- **Doors (internal/external):** Seville interior white doors; wood effect front doors
- **Windows:** Double glazed UPVC
- **Fire/smoke/co2 alarm locations:** Kitchen, hallway & top of staircase

Additional features

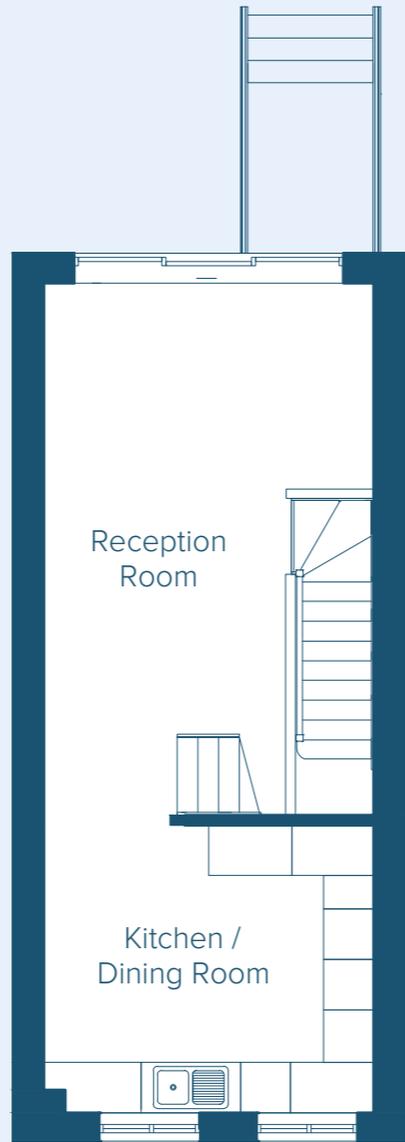
Solar panels on roof.



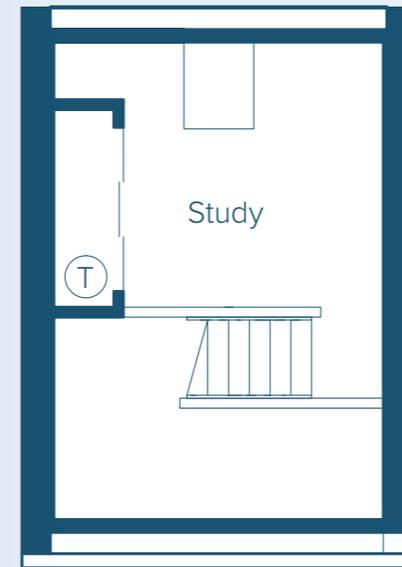




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Plots

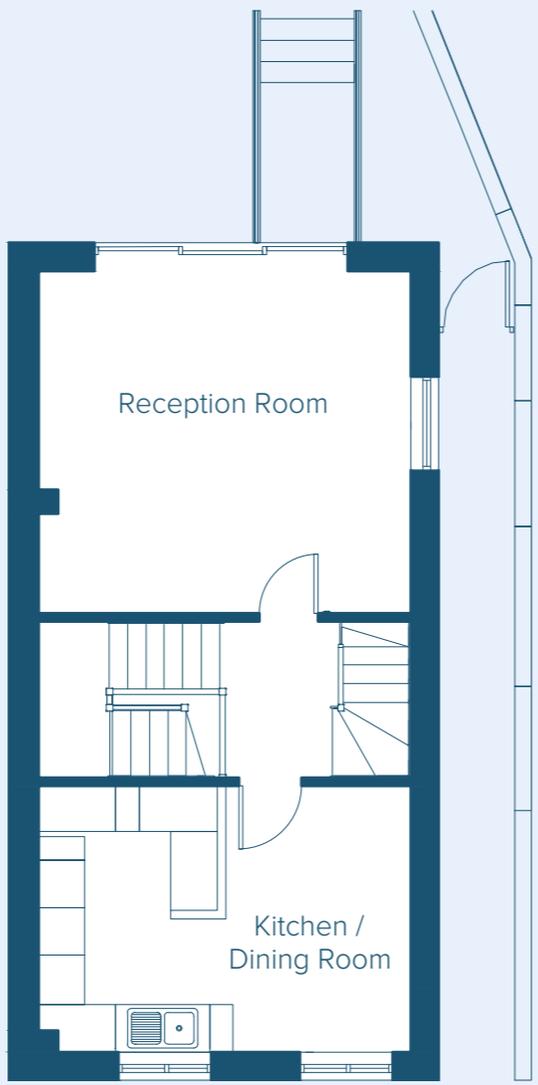


ROOM DIMENSIONS

RECEPTION 6.34 x 3.96m	20'10" x 13'0"
KITCHEN / DINING 3.96 x 3.43m	13'0" x 11'3"
BEDROOM 1 3.96 x 3.11m	13'0" x 10'2"
BEDROOM 2 3.78 x 2.83m	12'5" x 9'3"
STUDY 3.96 x 3.16m	13'0" x 10'4"



GROUND FLOOR



FIRST FLOOR



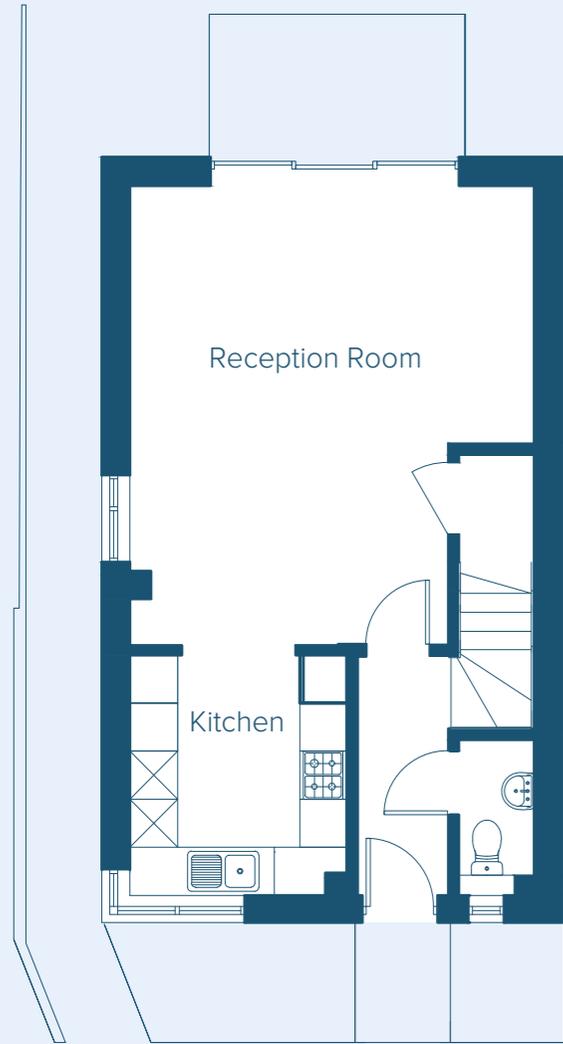
SECOND FLOOR

Plots

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ROOM DIMENSIONS

RECEPTION	4.75 x 4.33m	15'7" x 14'2"
KITCHEN / DINING	4.75 x 3.37m	15'7" x 11'1"
BEDROOM 1	4.75 x 2.70m	15'7" x 8'10"
BEDROOM 2	3.33 x 3.33m	10'11" x 10'11"
BEDROOM 3	3.98 x 3.65m	13'1" x 12'0"



GROUND FLOOR



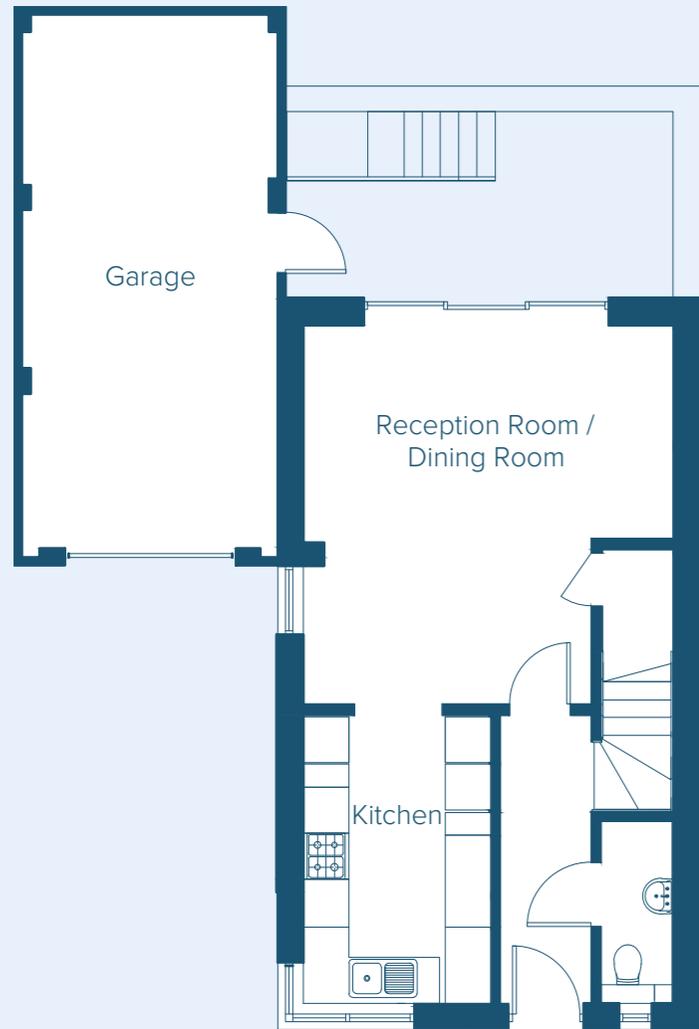
FIRST FLOOR

Plots

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ROOM DIMENSIONS

RECEPTION 5.75 x 5.09m	18'10" x 16'8"
KITCHEN 3.00 x 2.73m	9'10" x 8'11"
BEDROOM 1 3.60 x 2.77m	11'10" x 9'1"
BEDROOM 2 3.24 x 2.18m	10'8" x 7'2"
BEDROOM 3 3.24 x 2.90m	10'8" x 9'6"



GROUND FLOOR



FIRST FLOOR



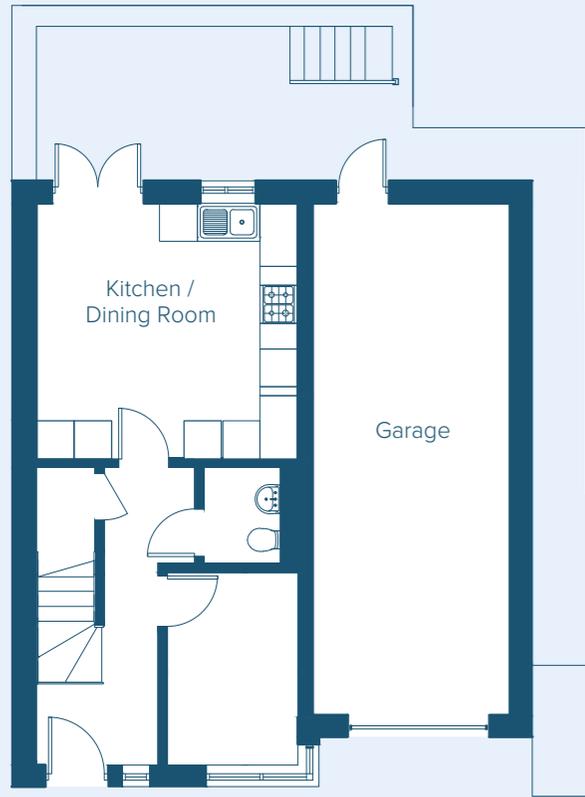
SECOND FLOOR

Plot

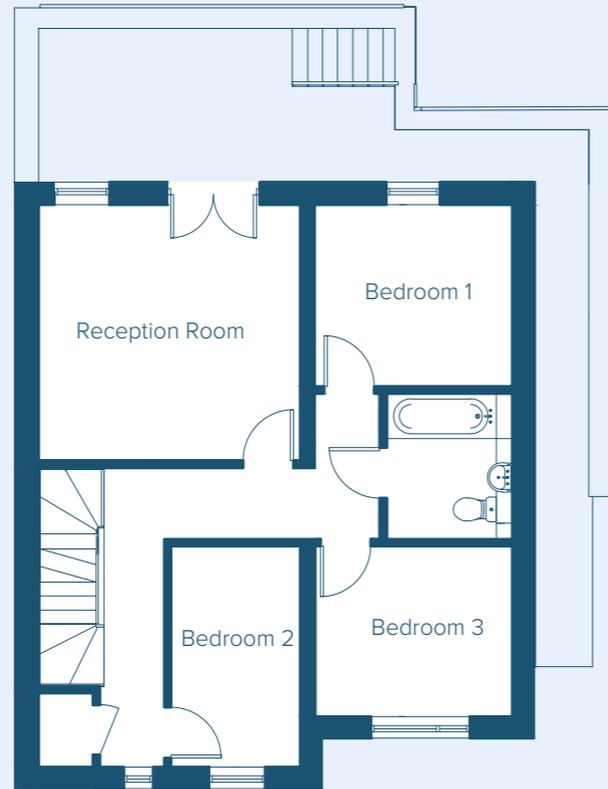
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ROOM DIMENSIONS

RECEPTION / DINING	4.95 x 4.88m	16'3" x 16'0"
KITCHEN	3.77 x 2.47m	12'4" x 8'1"
BEDROOM 1	4.14 x 2.79m	13'7" x 9'2"
BEDROOM 2	3.48 x 2.68m	11'5" x 8'10"
BEDROOM 3	3.73 x 2.97m	12'3" x 9'9"
GARAGE	6.99 x 3.38m	22'11" x 11'1"



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Plot

11

ROOM DIMENSIONS

KITCHEN / DINING

4.16 x 4.04m

13'8" x 13'3"

RECEPTION

4.16 x 4.04m

13'8" x 13'3"

BEDROOM 1

3.15 x 2.87m

10'4" x 9'5"

BEDROOM 2

3.49 x 2.05m

11'5" x 6'9"

BEDROOM 3

3.14 x 2.67m

10'4" x 8'10"

BEDROOM 4

4.78 x 3.02m

15'8" x 9'11"

GARAGE

8.09 x 3.14m

26'7" x 10'4"



OLD COACH STATION

For further details on the Old Coach Station
or to arrange a viewing, please contact our
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