



**Brookside, Winford**  
**£525,000**



**debbie fortune**  
ESTATE AGENTS  
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**Bedrooms: 4**

**Bathrooms: 3**

**Receptions: 2**

Set elevated amongst a generously sized plot this spacious family home comes to the market offering superb accommodation and pleasant views over the village! The property has been cleverly extended over recent years to ensure that the home can work perfectly for modern day living and entertaining. The added bonus of being just a short walk from the village pub, primary school and post office makes this a family home which simply cannot be overlooked.

The house is entered at the front into a light and airy entrance hallway which really sets the tone for the space to come. To one side of the house there is a superb open plan luxury kitchen and dining room, which is 11 metres long! The kitchen boasts a series of modern fitted units, granite work tops and splash backs, breakfast bar and a door leading to the gardens. The dining area offers space for a large table as well as a pleasant outlook from the bay window at the front.





Off of the kitchen there is a useful separate utility room. The ground floor also offers a generously sized sitting room which is found to the other side of the property, this room features a bay window and feature fireplace. The downstairs is completed with a study area and separate WC. The first floor is equally as spacious! There are four bedrooms upon the first floor all of which benefit from lovely outlooks either of the village or countryside to the rear.

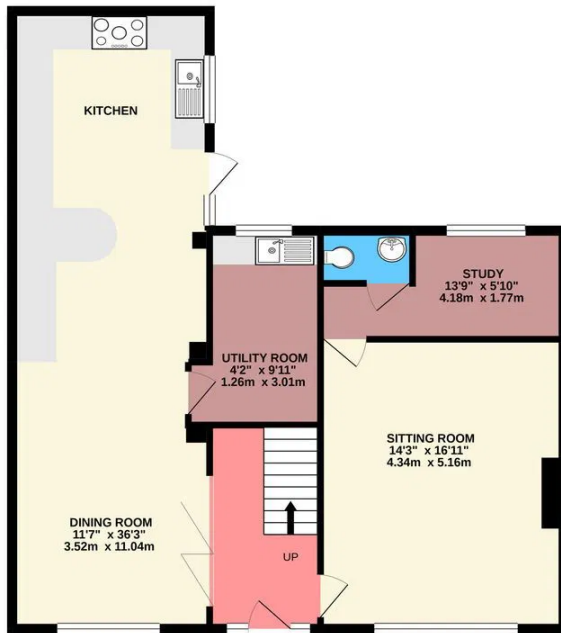
The master room is particularly impressive, a very generously sized room that benefits from having fitted wardrobes, dressing room and its own ensuite shower room. The other three bedrooms are serviced by a modern family bathroom.

The gardens at the property wrap around the house on three sides and the gardens are both secure and private. To the rear of the property has a patio area which is perfect for entertaining or alfresco dining. To the side there is a level lawned area for families to enjoy and to the front there is a further lawned area which also features a range of flower and shrub borders. The property has its own private driveway and double garage!

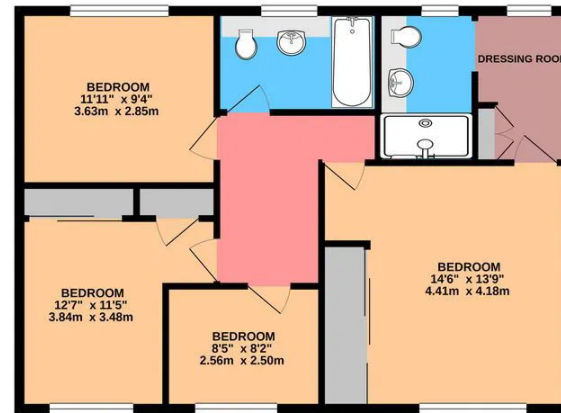




GROUND FLOOR



1ST FLOOR



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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**Situation:** The North Somerset village of Winford lies on the edge of the Chew Valley, south of the city of Bristol. Local facilities include primary school ([www.winford.n-somerset.sch.uk](http://www.winford.n-somerset.sch.uk)), pre-school ([www.winfordpreschool.org.uk](http://www.winfordpreschool.org.uk)) pub, hairdresser/barbers and post office/shop. Secondary schooling is available at nearby Chew Valley ([www.chewvalleyschool.co.uk](http://www.chewvalleyschool.co.uk)). The area around is well known for its beauty, activities and attraction. The Chew Valley and Blagdon lakes provide a host of activities whilst the nearby Mendips are popular and boast great walking, riding and unspoilt nature. Bristol is within easy access for commuters, where there are also private schools.

**Directions:** Travelling through Winford village proceed past the post office and pub, as you reach the School stay right and the junction for Brookside can then be found on your right hand side. The property is the first on the right hand side.

What3words ///decent.leans.rust

**Material Information:** This property operates on gas central heating. Council Tax band: C  
EPC Rating: C

