



Park Lodge
Old Gloucester Road | Winterbourne | Bristol | BS36 1RR

STEP INSIDE

The entrance hall immediately sets the tone, revealing the space, character and versatility of Park Lodge. Designed for contemporary family living, the home offers three generous bedrooms, including a principal bedroom with a working fireplace and second bedroom with ensuite shower room. A recently renovated family bathroom has a timeless finish.

The spacious lounge centres around a feature fireplace and enjoys garden views, with direct access to a full-length veranda stretching across the rear of the property, also accessible from the third bedroom, creating a seamless connection between indoors and out. The dining room overlooks the gardens and opens into the conservatory, ideal for family life and entertaining.

At the heart of the home, the bright kitchen provides excellent storage and workspace before flowing into the conservatory. A particular highlight is the lower ground floor, arranged as a music room with occasional guest accommodation, utility area, WC and private garden access. This versatile space could serve as a home office, cinema or studio.













SELLER INSIGHT

“This fascinating, spacious and attractive, family home enjoys a peaceful and tranquil setting whilst being within easy reach of a wealth of amenities, excellent shopping, transport links by road and rail, and beautiful surrounding countryside. Thought to be built in 1830, with a strong local history, the house has been the much-treasured family home for Laura and Nick for the past 20 years.

“We were looking for a new home with a good-sized outdoor space and access to essential amenities, not least was one with good travel connections. When we came to view Park Lodge, its individuality, fabulous character and wonderful setting immediately ticked all our boxes.”

“Our home is single-storey with a basement, both of which have been upgraded over the years. However, since moving here, we have continued to enhance the space, adding comfort, practical improvements alongside modern luxuries. At the same time, we have taken great care to preserve and celebrate its historic features, including its charming archways and other unique details.”

“Today it is an incredibly versatile and spacious home that has been ideal for our family life. The natural flow of our accommodation provides plenty of choices for relaxing, spending time together and entertaining friends and family. The basement adds another dimension to our home, opening directly onto the garden and onto a delightful patio. Alongside useful utility space, it has served as a children’s play area, cinema and music room, home office and, when required, additional accommodation.”

“The house is surrounded by its large garden with mature trees, established planting and numerous areas in which to relax and enjoy outdoor living. A generous conservatory opens directly onto the garden, creating a wonderfully private and tranquil space. Whether enjoying al fresco dining, family BBQs or simply relaxing outdoors, there is always somewhere to enjoy the peaceful surroundings. Our garden has also provided the setting for many particularly memorable occasions, one being our wedding celebration when a large marquee was erected and many guests gathered to celebrate our special day.”

“Despite its beautiful countryside setting, the bustling village of Winterbourne is only a few minutes away, offering a friendly community, good schools, local attractions and welcoming pubs. Cribbs Causeway is also conveniently close for extensive shopping, dining and entertainment options, while Bristol City Centre is also within easy reach, as are the stunning villages of The Cotswolds. Our proximity to Bristol Parkway also means we can be in London in less than 90 minutes door to door.”

“We have adored living here, but with our children now having flown the nest, it is time for our next adventure. We wish the new custodians of this wonderful home as much happiness and contentment as we have enjoyed during our years here.”

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









STEP OUTSIDE

The outdoor spaces at Park Lodge are every bit as impressive as the home itself. Beautifully established gardens wrap around the property, creating a wonderful sense of privacy with colour, texture and interest throughout the seasons. Thoughtfully landscaped, the gardens feature seating areas perfect for entertaining, dining al fresco or unwinding.

A particular highlight is the full-width veranda spanning the rear of the property. Offering shelter from the summer sun and occasional showers, it creates a seamless extension of the living space and offers the perfect spot to relax overlooking the gardens.

Nestled amongst mature planting is a charming summer house, currently arranged as a home office. A peaceful retreat, it is ideal for remote working, creative pursuits or quiet moments in the garden.

Practicality is well considered, with generous parking at the front of the property and a separate driveway leading to a detached double garage. With power and water, the garage provides excellent storage and workshop space, with potential for conversion into an annexe, subject to planning.

Location

Park Lodge enjoys an enviable setting on the edge of Winterbourne, surrounded by open countryside yet well connected. Bristol Parkway Station is less than a 10-minute drive away, with direct services to Bristol and London Paddington, while the nearby M4 and M5 provide good road links across the South West, South Wales and the Midlands.

Public footpaths and bridleways are nearby for walking, running and cycling, while golf enthusiasts are well served by The Woodlands Golf Club nearby. The West Country Water Park is less than a five-minute drive away, while everyday amenities, well-regarded schools and shops, cafés, and restaurants are within easy reach. Bristol city centre is around 20 minutes away, offering a choice of shopping, dining, culture and entertainment.







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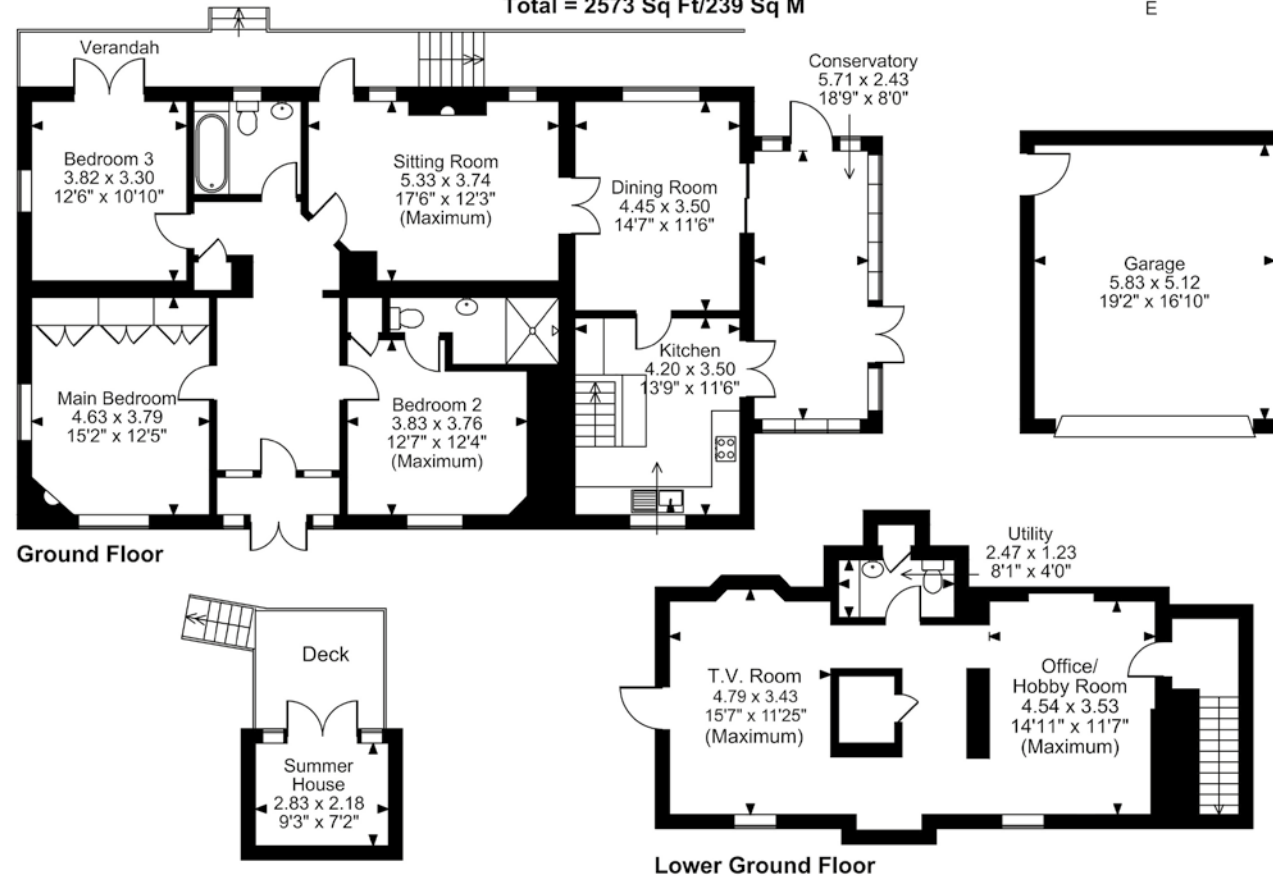
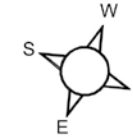
Approximate Gross Internal Area

Main House = 2186 Sq Ft/203 Sq M

Garage = 321 Sq Ft/30 Sq M

Summer House = 66 Sq Ft/6 Sq M

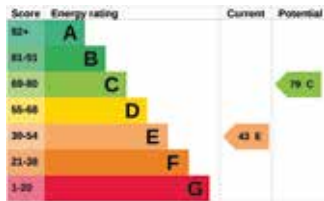
Total = 2573 Sq Ft/239 Sq M



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The position & size of doors, windows, appliances and other features are approximate only.

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