



Windwhistle, Downs Road

Windwhistle, Downs Road, Dundry, Bristol, BS41 8LR

- Detached Family Home c2400sq.ft.
- Five Double Bedrooms - Two with Ensuites
- Large Sitting Room with Cosy Fire
- Garden/Conservatory Room
- Kitchen Breakfast Room
- Family Bathroom
- Second Kitchen/Sitting Room
- Suitable for Multi-Generational Living
- Double Garage
- Lovely Sunny Garden



Windwhistle is a lovely, detached family home on a country lane in a sought-after edge of village location in Dundry. Spacious, light and immaculately presented throughout, the property has been beautifully maintained by the current owners. The sitting room features an electric wood burner-style fire, creating a comfortable and cosy living space - great for family gatherings. A large conservatory leads from the sitting room with French doors opening onto the sunny south-facing garden, providing lots of natural light and a great connection to the outside space. The generous kitchen is well fitted with ample storage, a handy breakfast bar and plenty of room for dining, making it ideal for family meals and entertaining. Off the hallway are two good-sized double bedrooms, one of which benefits from a large walk-in wardrobe and a stylish ensuite with bath and separate shower, while the second is served by a useful ensuite shower room. There is also a useful separate study/snug.

A lobby area with garden access leads to a second kitchen/sitting room, an additional bedroom and a bathroom, making the property well suited to multi-generational living or guest accommodation.

Upstairs there are two further double bedrooms, one is split level with fitted wardrobes, together with a family bathroom. To the first floor there is also excellent storage with a large walk-in loft space.

Outside, the beautifully maintained south-facing garden runs around the rear of the property and includes a sunny terrace ideal for outdoor dining, planted borders and a lawned area.

The property benefits from a double garage with a separate storage area and parking for several vehicles on the driveway.

After 45 very happy years here our vendors are moving on – could it be your new family home? Give us a call to arrange your viewing.

Dundry is a North Somerset village situated on Dundry Hill, between Bristol and the Chew Valley Lake. It has extensive views overlooking the City of Bristol to the north and the Chew Valley to the south. The village has a great community with a Church, a Village Hall which can be hired for events, a popular pub and a well-regarded Church of England Primary School.

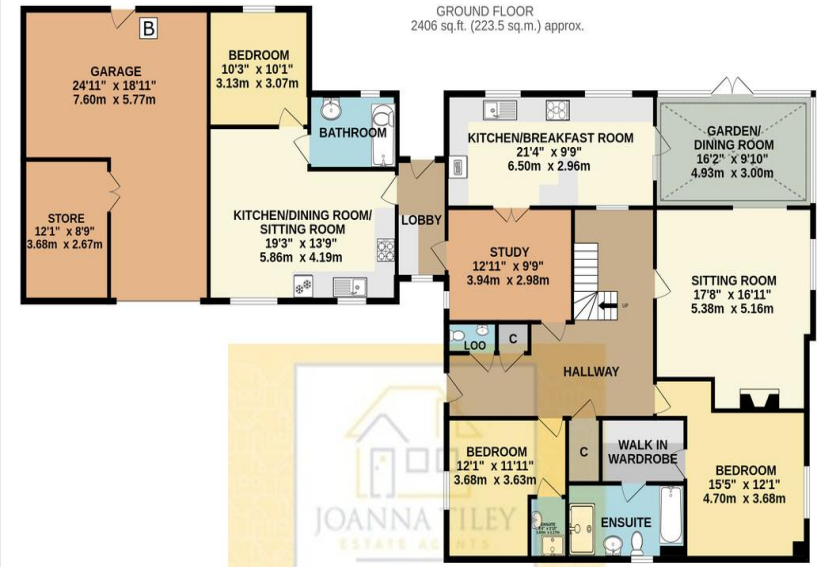
The Chew Valley is renowned for its beauty and the lakes are noted for their fishing, birdlife and sailing. Country lovers can enjoy stunning walks all around the Chew Valley and on the Mendips close by.

The village is perfectly placed for commuting to both Bristol and Bath, railway stations at Bristol Temple Meads and Bath Spa provide frequent links to London with connections to the national train network. Access to both the M4 and M5 are within a reasonable distance.

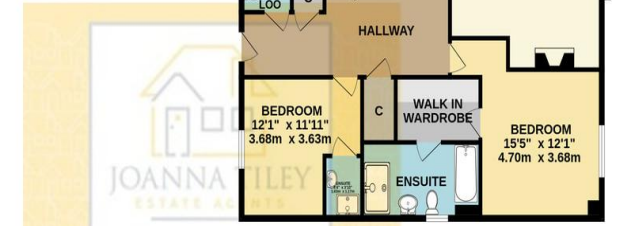




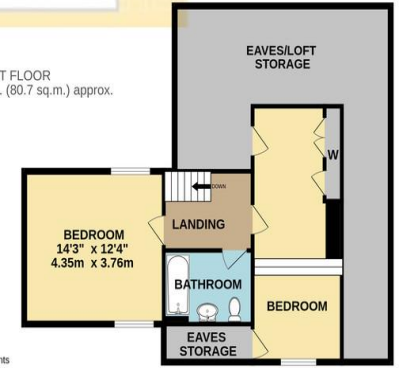
ROOM DIMENSIONS Ground Floor
 HALLWAY 21'10" x 18'0"
 SITTING ROOM 16'11" x 17'8"
 KITCHEN/BREAKFAST ROOM 21'4" x 9'9"
 CONSERVATORY/GARDEN ROOM 16'2" x 9'10"
 STUDY 12'11" x 9'9"
 BEDROOM 12'5" x 12'1"
 WALK IN WARDROBE 8'8" x 5'0"
 ENSUITE BATHROOM 12'1" x 9'9"
 BEDROOM 11'11" x 12'1"
 ENSUITE 3'11" x 5'2"
 DOWNSTAIRS LOO 5'2" x 2'8"
 LOBBY 5'1" x 10'2"
 KITCHEN/DINING/SITTING ROOM 19'3" x 13'9"
 BEDROOM 10'3" x 10'1"
 BATHROOM 8'9" x 6'4"
 First Floor
 LANDING 6'9" x 9'1"
 BEDROOM 21'10" x 9'2"
 BEDROOM 12'4" x 14'3"
 BATHROOM 6'4" x 9'1"
 LARGE EAVES STORAGE
 Outside
 GARAGE 18'11" x 24'11"
 STORE 8'9" x 12'1"



GROUND FLOOR
 2406 sq.ft. (223.5 sq.m.) approx.



1ST FLOOR
 869 sq.ft. (80.7 sq.m.) approx.



TOTAL FLOOR AREA : 3274 sq.ft. (304.2 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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