





Winchester Road  
Bristol BS4 3NJ

for sale offers over  
**£450,000**



### Property Description

Tucked between Wick Road and Bath Road, this spacious three-bedroom Victorian terrace on Winchester Road offers more than just charm—it's got room to grow. Spread over three levels, the home includes a handy loft room and a separate study, perfect for working from home, hosting guests, or just having that extra breathing space.

Winchester Road sits in the heart of Brislington's BS4 postcode, a neighbourhood known for its characterful period houses and friendly, down-to-earth vibe. You're just a short walk from Sandy Park Road and Wells Road, where you'll find great local spots like The Deli @ Sandy Park, Kin café, and Bocabar at Paintworks. Need bigger shops? Avonmeads Retail Park is close by, and getting into the city is a breeze—Temple Meads and the centre are just minutes away by bus, with a stop practically on your doorstep.

Green space is one of the area's biggest draws. Arnos Court Park and Nightingale Valley are ideal for dog walks or morning runs, and if you fancy something more scenic, Conham River Park, Eastwood Farm, and Beeses by the river offer that semi-rural escape without leaving Bristol. Wells Road also gives you easy access to the countryside—North East Somerset and the Chew Valley are just a short drive away.

Brislington strikes a great balance between city living and outdoor lifestyle. North Street's buzzing shops and cafés are nearby, and Church Road and St George add even more options for food, drink, and local character.

### Entrance Hall

Porch upon entry with inside door. Access to ground floor rooms and stairs to the first floor.

### Lounge

11' 10" max x 10' 11" max ( 3.61m max x 3.33m max )  
double glazed bay-fronted reception with wood flooring, original coving and feature fireplace. Wall-mounted radiator beneath window.

### Dining Room

12' 6" x 9' 8" ( 3.81m x 2.95m )  
Well-sized second reception room. Chimney breast and wall-mounted radiator. Rear-facing double glazed window.

### Kitchen/Diner

24' 11" x 9' 6" ( 7.59m x 2.90m )  
Modern red gloss units with white worktops, integrated oven, hob and dishwasher. Black and white tiled flooring, skylight and vertical radiator. Double glazed window to side.

### Study

14' 3" x 4' 11" ( 4.34m x 1.50m )  
Compact room off of the kitchen. Doors to front and rear. Ideal as a home office, reading nook, or utility space.

### Bedroom One

13' 1" max x 10' 11" max ( 3.99m max x 3.33m max )  
Spacious front double with bay window, wooden floorboards, and decorative fireplace.

### Bedroom Two

12' 7" max x 9' 8" max ( 3.84m max x 2.95m max )  
Middle double with wood flooring, Rear-facing double glazed window.

### Bedroom Three

9' 9" x 9' 8" ( 2.97m x 2.95m )

Compact rear bedroom with feature wall, wood flooring and fitted blinds. Double glazed window to rear.

### Loft Room

15' 9" max x 13' 1" max ( 4.80m max x 3.99m max )

Converted attic with sloped ceilings, wood flooring, radiator, and velux style window.

### Bathroom

White bathroom suite with WC, pedestal sink, and full-size bath. Monochrome tiles. Double glazed window to side.

### Rear Garden

Fully enclosed rear garden with high fences for privacy. A great space for entertaining.







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](http://www.focalagent.com)

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EPC Rating: D      Council Tax  
 Band: B

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Tenure: Freehold



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