



6 Parsonage Close, Winford, Bristol, BS40 8DQ

- Fabulous Countryside Views
- Shaker Style Kitchen with Central Island
- Three Reception Rooms
- Feature Fireplace
- Four Bedrooms, One with a Walk in Wardrobe
- Family Bathroom Plus Ensuite
- Large Rear Garden
- Off Road Parking
- Country Walks on Your Doorstep
- Close to Village Amenities



A FANTASTIC COUNTRY PROPERTY WITH A REAL SENSE OF STYLE!

Wow! This beautiful family home offers the best of both worlds, with open countryside on your doorstep and village amenities just a stone's throw away.

Inside, the three reception rooms offer space for children, friends and entertaining while the dining room French doors open directly onto the garden and seamlessly connect indoor and outdoor living. The stylish Shaker-style kitchen/breakfast room features a central island and large built-in pantry offering exceptional storage and practicality. Upstairs, four well-proportioned bedrooms include one with an ensuite and another with a walk-in wardrobe, alongside a contemporary family bathroom. The utility/boot room is ideal for keeping muddy wellies after a long walk.

Outside, the generous rear garden with decking and a paved patio create the perfect setting for alfresco dining or to enjoy a glass of something chilled. The front of the property offers ample off-road parking.

Winford lies on the edge of the Chew Valley, south of the city of Bristol. The village has a strong community feel which centres around the shop and the excellent The Prince of Waterloo which is a fantastic family pub serving great food.

Local schooling is available the very well-regarded Winford Primary School in the centre of the village and for secondary schooling there is nearby Chew Valley School with transport provided.

The Chew Valley and Blagdon lakes provide a host of activities including great walking, sailing, fishing and great restaurants. So, we invite you to relax and enjoy this area of outstanding natural beauty. The village is perfectly placed for commuting to both Bristol and Bath. Railway stations at Bristol Temple Meads and Bath Spa with trains to London and the national train network. Access to both the M4 and M5 are within a reasonable distance. Bristol International Airport has flights to Europe and connecting flights to the rest of the World.





ROOM DIMENSIONS

Ground Floor

SITTING ROOM 17'5" x 12'7"

FAMILY ROOM 15'2" x 10'3"

DINING ROOM 14'6" x 10'3"

KITCHEN/BREAKFAST ROOM 17'8" x 14'6"

UTILITY 4'6" x 7'11"

First Floor

PRINCIPAL BEDROOM 10'1" x 14'6"

ENSUITE 6'1" x 8'2"

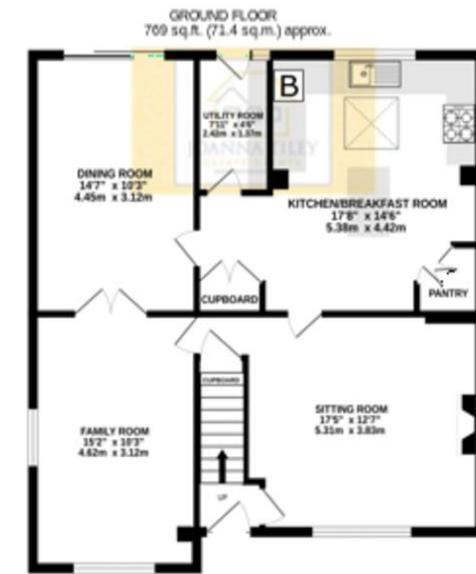
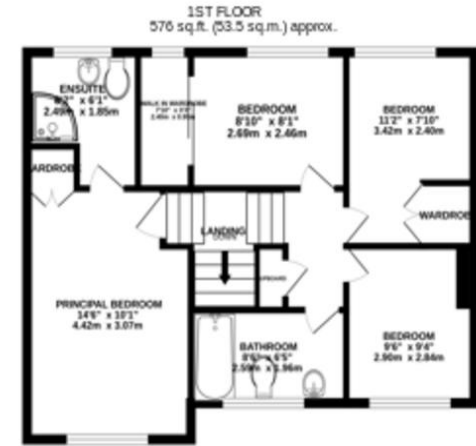
BEDROOM 8'10" x 8'1"

WALK IN WARDROBE 3'3" x 7'10"

BEDROOM 7'10" x 11'2"

BEDROOM 9'6" x 9'4"

BATHROOM 8'6" x 7'10"



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TOTAL FLOOR AREA: 1345 sq.ft. (124.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 for any prospective purchase. 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		72 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



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