



2 Cross Cottages, High Street, Winford, Bristol, BS40 8EH

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£285,000

- Attractive End Terrace Cottage
- Family Bathroom
- Sitting Room with Wood Floors
- Small Patio Area
- Wood Burner
- Off Street Parking
- Kitchen Breakfast Room
- Village Location
- Two Double Bedrooms
- Walking Distance to Amenities



WE WOULD BE DELIGHTED TO SHOW YOU THIS CHARMING COTTAGE IN THE HEART OF WINFORD VILLAGE!

Through the double doors you are greeted with a light and bright sitting room with wooden floors and a wood burner. There is a good sized modern kitchen/breakfast room with plenty of space for family dining.

Upstairs is a light and airy landing with two double bedrooms and a family bathroom.

Outside is a shrub border and a small patio area ideal for sitting and relaxing in the sun.

The property also benefits from off street parking and **NO ONWARD CHAIN.**

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 excellent primary school (<https://www.winford.n-somerset.sch.uk/>) and village pub, The Prince of Waterloo, together with the village store and post office.

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

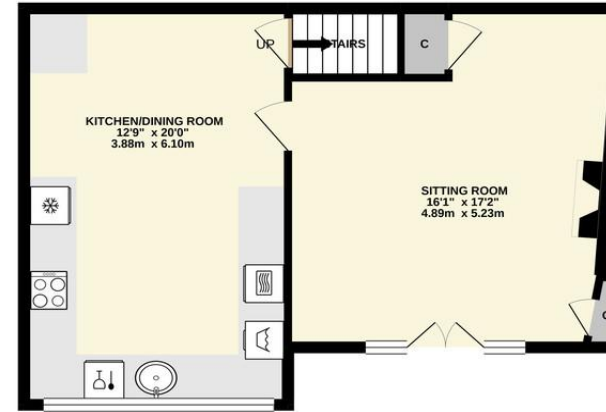
Ground floor

SITTING ROOM 16'1" x 17'2"
KITCHEN/DINING ROOM 12'9" x 20'0"
STORAGE CUPBOARD 2'3" x 3'6"

First floor

BEDROOM 12'9" x 17'2"
BEDROOM 10'4" x 9'2"
BATHROOM 6'4" x 7'7"
LANDING 6'6" x 7'7"
AIRING CUPBOARD 3'7" x 4'8"

GROUND FLOOR
520 sq.ft. (48.3 sq.m.) approx.



1ST FLOOR
470 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 990 sq.ft. (91.9 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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EPC REPORT AWAITED



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