



Rowan Cottage, Chapel Lane, Winford, Bristol, BS40 8EU

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- Dressed Stone Detached Property
- Central Village Location
- Three Reception Rooms
- Modern Kitchen with Range Style Cooker
- Conservatory with Garden Access
- Principle Bedroom with Ensuite
- Three Further Bedrooms
- Family Bathroom
- Garage and Parking
- Council Tax Band F



Pretty Cottage Style Property in popular village.

Built in 1983 with plenty of character and space for family living! The sitting room has beamed ceilings and a cosy wood burner set in an Inglenook style fireplace. Leading from the sitting room is a sunny conservatory with access to patio area. A third reception room is to the rear with a useful utility/boot room.

The dining room leads to a modern kitchen that has plenty of storage and a range style cooker.

Upstairs the Principle bedroom has a view across the fields and an ensuite. There are three bedrooms, one a generous bedroom and a family bathroom.

Outside there is plenty of parking in front of the garage.

The fully enclosed garden raps around the west side of the property with lovely views of the village church.

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 the excellent village pub, The Prince of Waterloo is a fantastic family pub serving excellent roast dinners. 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 MEASUREMENTS

GROUND FLOOR

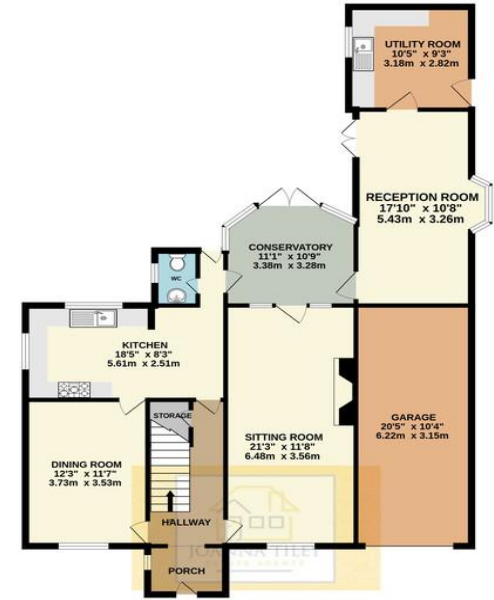
Sitting Room 21'3" x 11'8"
 Dining Room 12'3" x 11'7"
 Kitchen 18'5" x 8'3"
 Conservatory 11'1" x 10'9"
 Reception Room 17'10" x 10'8"
 Utility Room 10'5" x 9'3"
 Garage 20'5" x 10'4"

FIRST FLOOR

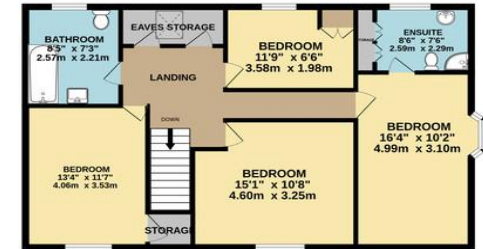
Bathroom 8'5" x 7'3"
 Bedroom 13'4" x 11'7"
 Bedroom 11'9" x 6'6"
 Bedroom 15'1" x 10'8"
 Bedroom 16'4" x 10'2"
 Ensuite 8'6" x 7'6"



GROUND FLOOR



1ST FLOOR



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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