



7 Williams Yard, Winford, Bristol, BS40 8DF

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- Town House Style Property
- Central Village with Walks on the Doorstep
- Feature Oak throughout the Home
- Open Plan Living Space with Underfloor Heating
- Principal Bedroom with Juliette Balcony Ensuite
- Two Further Bedrooms sharing Luxury Bathroom
- Eco Elements
- Raised Terrace & Enclosed Garden
- Parking for 3 Cars plus Guest spaces
- No Onward Chain!



SOMETHING DIFFERENT!!

A stylish town house home, located in a small development in Winford within walking distance of the pub and village shop.

The front boasts a gorgeous terrace with glass panels and a seating area to enjoy the view. The open plan living area has the wow factor with oak features throughout, under flooring heating, a stylish wood burner and several doors leading to the private garden. A modern kitchen opens into the living spaces and to the reception hall.

The stunning principal suite has lots of storage and a generous ensuite with a Juliet balcony overlooking the pretty rear garden.

A modern family bathroom is shared by the other bedrooms.

On the lower level there is a bonus room currently used as a gym or fourth bedroom, together with a useful utility boot room with ground level access to the parking area.

There is an element of Eco in this property with solar panels and grey water use for washing machines and the loos.

This property is offered to market with no onward chain and viewings are highly recommended!

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 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 DIMENSIONS

Lower Ground Floor
 BOOT ROOM 6'1" x 7'2"
 GYM/BONUS ROOM 9'2" x 12'9"
 LOBBY 8'9" x 7'4"

Ground Floor
 HALLWAY 13'7" x 14'6"
 KITCHEN (open plan) 9'3" x 13'4"
 DINING FAMILY ROOM (open plan) 18'8" x 17'8"
 SITTING ROOM (open plan) 11'6" x 14'0"
 LOO 7'00" x 4'0"

First Floor
 LANDING 12'0" x 9'5"
 BEDROOM 18'8" x 19'1"
 ENSUITE 13'3" x 11'3"
 BEDROOM 9'1" x 11'9"
 BEDROOM 9'0" x 6'4"
 BATHROOM 5'5" x 6'5"

Outside
 TERRACE/VERANDA 18'8" x 7'8"



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA: 1666 sq.ft. (154.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for an omission or mis-statement. This plan is for illustrative purposes only and should be used as such by 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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