



1 Chapel Close
Winford, Bristol, BS40 8EE

Robin King | Estate Agents

1 CHAPEL CLOSE, WINFORD, BRISTOL, BS40 8EE

A smart 3 double bedroom 1960's home in a tucked away spot, with an idyllic waterfront garden, garage and large outbuilding with annexe potential in a popular village location

Approx 1,679 sq ft of flexible accommodation • Sitting room with gorgeous waterside views • Kitchen and conservatory with lovely views over the garden • 3 double bedrooms, 1 with En-suite • Separate family bathroom • Magnificent lakeside garden with jetty and summerhouse • Convenient access to a popular village with local school and shops • Mainline railway services within 9.3 miles at Yatton station – London Paddington from 114 minutes • Access to M5 motorway within 9.7 miles at junction 19 (Gordano) • Bristol airport within 2.9 miles • Central Bristol within 8.5 miles (all approx.)

1 Chapel Close is a well-appointed 1960's detached house with spacious and flexible accommodation. It's hidden secret however is only revealed as one steps through the front door to be greeted by beautiful view to the wonderful garden beyond, which reveals a large pond (formerly a watercress bed) beautifully framed by a weeping willow to one side and a small jetty with summer house to the other. A natural spring feeding the lake completes the tranquillity of this spot with gentle bubbles rising to the surface.

A spacious hallway with downstairs cloakroom leads straight to the sitting/dining room. This large bright room has a wood burner, space for a dining table and French windows open out on to a terrace and the charming garden. To the right of the sitting room and again with lovely views to the garden is the kitchen. With plenty of units and space for a small table, it has a Neff gas hob and double oven together with space for a fridge and dishwasher. Adjacent to the kitchen is the conservatory which offers a huge space where one can sit and bask in the full glory of the garden. A split stable door from the conservatory leads to a useful lobby/boot room with useful external access to the house and the garage.

Upstairs are 3 large double bedrooms. Beautifully bright, bedroom 3 has far reaching countryside views and a charming inglenook for a dressing table together with a fitted wardrobe. The principal bedroom with fitted wardrobe has a magnificent view of the willow tree and a peak of Winford Church to the side. A doorway leads to an en-suite bathroom with large shower and more helpful storage within an airing cupboard. In addition to this is a separate family bathroom.





Another fantastic feature of this property is a separate independent outbuilding to the front of the property. This discreet substantial building has enormous potential – it could be used for a variety of purposes, but STPP has ample space to turn it into annexe for elderly relatives or potentially an Airbnb.

Outside

The gardens have been lovingly developed to embrace the spectacular feature of the pond behind. A lawn bordered by mature beds sweeps down to the waterfront where to the left a magical pathway has stairs down to the jetty and Summerhouse and then on round the pond to the boundary of the property. Views over the ponds to the church beyond can be enjoyed sitting outside with a morning coffee and if you are lucky, you will spot a visiting duck or moorhens.

Important Notice:

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property

DIRECTIONS – From Robin King’s office in Congresbury, turn right onto the A370 towards Bristol. At the Brockley traffic lights turn right onto Brockley Combe Road, signposted Bristol Airport. Continue onto Downside and at the traffic lights turn left onto A38 and then right onto West Lane. Continue onto Felton Lane and then right onto High Street, at the top take a left to Chapel Lane and then Chapel close is next on your left.

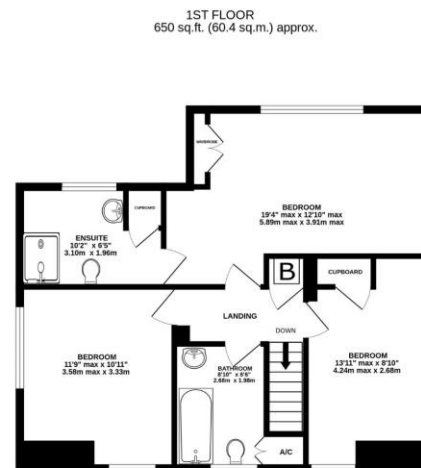
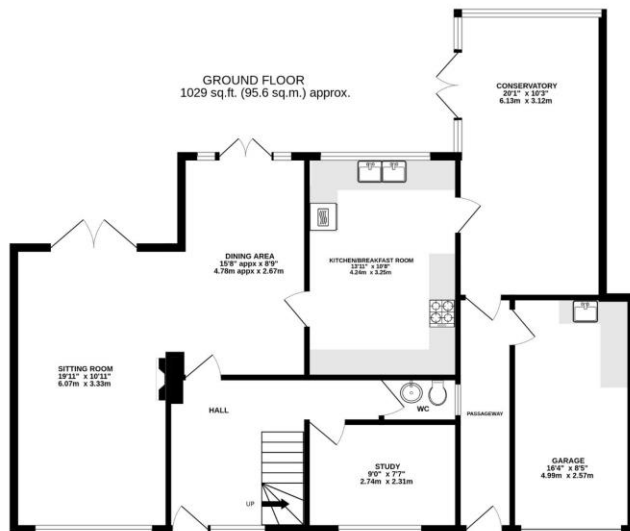
SERVICES – All mains services

EPC RATING - D

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – **COUNCIL TAX BAND** E £2,450.44 £ (2023/24) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



TOTAL FLOOR AREA : 1679 sq.ft. (156.0 sq.m.) approx. Exc outbuildings
 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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1 The Cross, Broad Street, Congresbury, North Somerset Tel: 01934 876226 Email: post@robin-king.com Web Address: www.robin-king.com
 Also at Mayfair Office, Cashel House, 15 Thayer Street, LONDON W1U 3JT and National Homes Network, 67/69 George Street, LONDON, W1U 8LT