



Up-Orchard, The Street, Regil, Winford, Bristol, BS40 8BB

## Up-Orchard, The Street, Regil, Winford, Bristol, BS40 8BB

- Detached Dressed Stone Property
- Quiet Village Location with Fields Behind
- Four Reception Rooms
- Country Style Kitchen/Breakfast Room
- Principal Suite with Dressing room,
- Ensuite and Balcony
- Two Further Double bedrooms with Ensuite
- Two Double Bedrooms sharing a Shower Room
- Double Garage plus Parking
- Large Garden with Summer House
- NO FORWARD CHAIN



### **Stone Dressed Property on a quiet country lane in the heart of the Chew Valley.**

This extensive ranch style home has so much to offer, with masses of flexible living space served by three staircases, creating a lovely flow throughout the property.

The welcoming and generous reception hall leads throughout the home to each reception room and the kitchen. French doors lead through to the rear garden and sun terrace, overlooking open fields with grazing sheep, your closest neighbours!

The property boasts five double bedrooms, three of which are served by en-suites, with a smart family bathroom completing the accommodation.

The principal bedroom has a balcony with views over the scenic fields beyond.

There is an enviable amount of storage to include two garages with electric doors, one of which is currently utilised as a gym and is served by it's own loo.

The gardens are well maintained with an expanse of lawn and mature plants.

There is summer house in the garden along with a useful wooden garden store.

The current owners are moving on after many happy years here as a family. This really is a fantastic property, and to fully appreciate it's offerings, a viewing is highly encouraged.



The small and picturesque village of Regil which falls within the parish of Winford, has its own church, a pub and a village hall and several working farms. The village hall is located in the centre of the village and is a great venue within this vibrant community for a wide range of functions and events.

There are excellent primary schools nearby at Winford and Chew Stoke and secondary schooling is available at Chew Valley School where school buses are provided.

Although off the beaten track, the village is perfectly placed for commuting to both Bristol and Bath. Railway stations at Bristol Temple Meads and Bath Spa provide access to London and the national rail network. Access to both the M4 and M5 is within a reasonable distance. Bristol International Airport has flights to Europe and connecting flights to the rest of the World.





## ROOM MEASUREMENTS

### Ground Floor

KITCHEN/BREAKFAST ROOM 12'0" x 14'8"

SITTING ROOM 19'8" x 14'8"

DINING ROOM 14'8" x 13'0"

FAMILY ROOM 17'6" x 16'4"

BEDROOM 12'3" x 13'3"

UTILITY ROOM 6'0" x 13'0"

LOO 3'9" x 2'9"

STUDY 9'6" x 18'8"

GYM 12'5" x 19'0"

GARAGE 12'5" x 19'0"

### First Floor

LANDING 9'4" x 11'6"

PRINCIPAL BEDROOM 17'5" x 22'0"

ENSUITE 11'8" x 11'8"

WALK IN WARDROBE 6'6" x 11'8"

BEDROOM 14'6" x 24'1"

ENSUITE 5'4" x 12'1"

BEDROOM 15'6" x 15'8"

ENSUITE 10'3" x 8'3"

BEDROOM 12'3" x 21'0"

### Outside

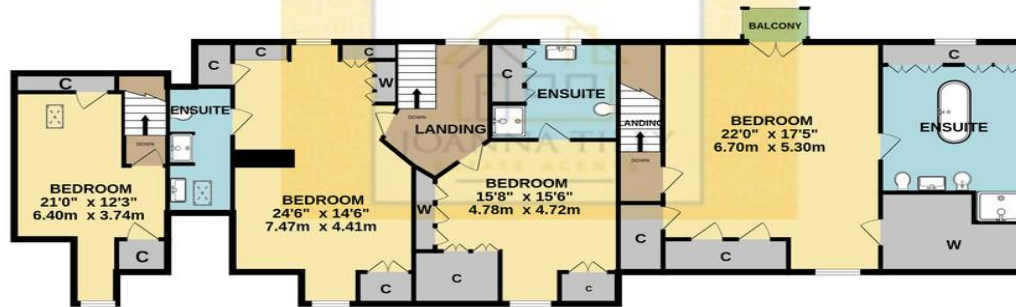
SUMMER HOUSE 12'4" x 12'6"

GARDEN STORE 9'8" x 12'6"

GROUND FLOOR  
2127 sq.ft. (197.6 sq.m.) approx.



1ST FLOOR  
1768 sq.ft. (164.2 sq.m.) approx.



OUTSIDE  
273 sq.ft. (25.4 sq.m.) approx.



TOTAL FLOOR AREA : 4168 sq.ft. (387.2 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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