



4 Williams Yard, Winford, Bristol, BS40 8DF

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- Individually Designed Property
- Oak and Glass Features Throughout
- Open Plan Living Spaces
- Five Bedrooms Two with En-suites
- Two Bonus Spaces
- Flooded with Natural Light
- Enclosed Garden
- Garage and parking
- Rainwater Harvesting for Washing Machine and Toilets
- Solar Panels for Free Hot Water



SIMPLY STUNNING and so STYLISH!

Stunning home in a central village location within walking distance to the primary school. This lovely home has lots of natural light and an oak theme which runs throughout the space including floors and feature beams.

A stylish, glazed reception hall welcomes you into the home. The centre piece of the large open plan living area is the oak and glass staircase and the modern wood burner, oak flooring with underfloor heating.

Dual aspect glazing and doors lead directly to the enclosed garden with a raised deck.

The kitchen has plenty of storage with a breakfast bar.

Upstairs are five good sized bedrooms with plenty of storage, two with Juliette balconies as well as two en-suites and a family bathroom.

Bonus rooms include a study area and a playroom.

A garage and parking complete this property.

This is a favourite of ours - it's something different and offers a stylish way of living with some eco elements. Call us!

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.





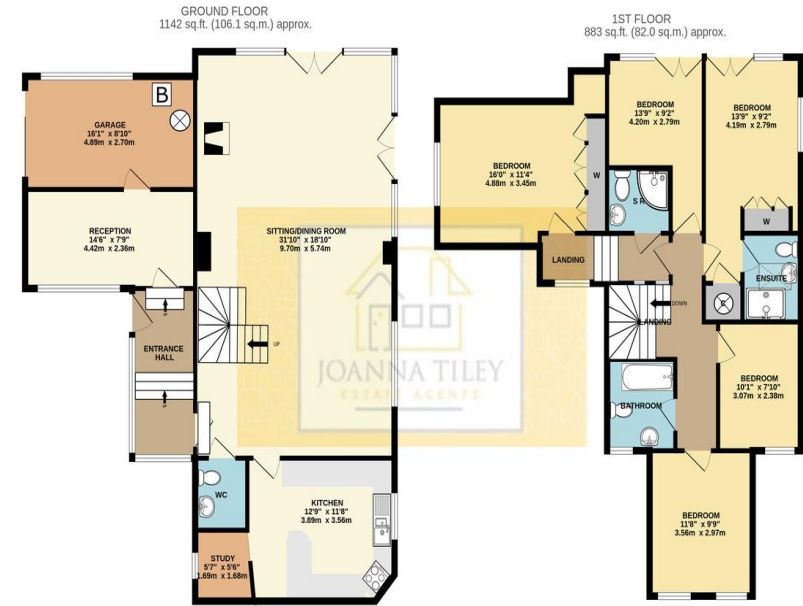
ROOM MEASUREMENTS

GROUND FLOOR

Entrance Hall 13'3" x 5'11"
 Sitting/ Dining Room 31'10" x 18'10"
 Kitchen 12'9" x 11'8"
 Reception Room 14'6" x 7'9"
 Study 5'7" x 5'6"
 WC 5'8" x 4'11"
 Garage 16'1" x 8'10"

FIRST FLOOR

Bedroom 16'0" x 11'4"
 Shower Room 6'0" x 5'2"
 Bedroom 13'9" x 9'2"
 Ensuite 6'11" x 5'6"
 Bedroom 10'1" x 7'10"
 Bedroom 11'8" x 9'9"
 Bedroom 13'9" x 9'2"
 Bathroom 7'1" x 6'6"



TOTAL FLOOR AREA: 2025 sq.ft. (188.1 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 errors, omissions 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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