



New House, Frog Lane, Winford, Bristol, BS40 8EX

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- Detached Family Home
- Central Village Location
- Two Reception Rooms
- Modern Kitchen with Utility Room
- Principal Bedroom with Modern Ensuite
- Stylish Family Bathroom
- Three Further Double Bedroom
- Good Size Gardens
- Double Garage and Parking
- NO FORWARD CHAIN



DESCRIPTION:

ROOM DESCRIPTION GREAT SIZE FAMILY HOME

This lovely property sits within a generous plot in the centre of the village with amazing walks on your doorstep. You enter into the large and welcoming reception hall from which all rooms flow well. From here step into the sitting room which stretches from the front to the back of the property - great for family gatherings - and has dual aspect windows with access to the rear garden via French doors.

Leading from the hallway is the dining room which enjoys views to the front garden. The modern kitchen has plenty of cupboards together with a breakfast bar and there is a useful separate utility/ boot room with access to rear garden – ideal for muddy paws and wellies! There is the essential downstairs loo situated off hallway.

Upstairs, leading from the generously proportioned landing, the home boasts four good sized bedrooms all with fitted wardrobes and the principal bedroom has a lovely modern ensuite. A stylish family bathroom completes this floor.

Outside the large and sunny gardens to the front and rear have mature hedging, planting and lawned areas – plenty of space for the kids to play and for al-fresco entertaining

There is a double garage and ample parking on the driveway to the front. There is no forward chain, and we are looking forward to showing you around this family home.

ABOUT THE VILLAGE 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.

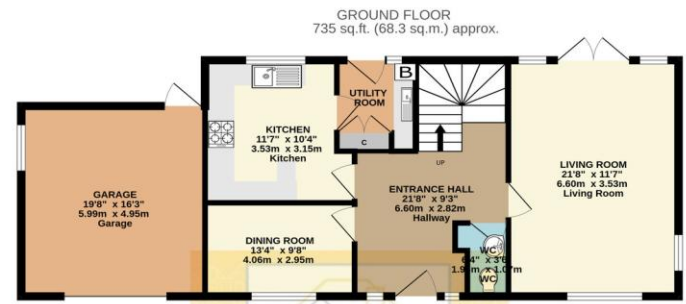




ROOM MEASUREMENTS
 Ground Floor
 ENTRANCE HALL 9'2" x 21'8"
 SITTING ROOM 11'7" x 21'8"
 DINING ROOM 13'4" x 9'8"
 KITCHEN 11'7" x 10'4"
 UTILITY ROOM 6'0" x 8'0"
 WC 3'6" x 6'4"

First Floor
 LANDING 12'6" x 11'9"
 BEDROOM 9'7" x 13'4"
 ENSUITE 7'7" x 8'1"
 BEDROOM 11'2" x 10'2"
 BEDROOM 9'7" x 11'3"
 BEDROOM 9'7" x 10'2"
 BATHROOM 8'7" x 8'7"

Outside
 GARAGE 16'3" x 19'8"

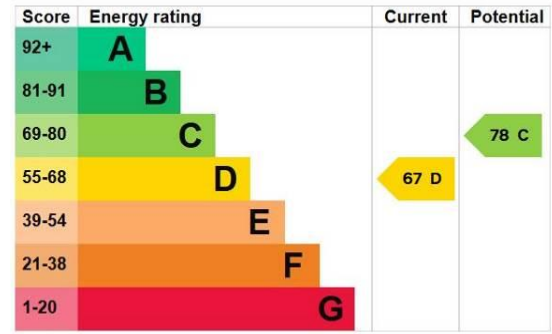


TOTAL FLOOR AREA: 1286 sq.ft. (119.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-measurement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The layout, fixtures and appliances shown have not been tested and no guarantee is given as to their quantity or efficiency can be given.
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Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.



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