



9 Walton Crescent, Winford, Bristol, BS40 8DD

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- Detached Family Home
- Immaculately Presented Throughout
- Large Sitting Room
- Dining Room with French Doors to Garden
- 4 Double Bedrooms
- 3 Ensuites and a Family Bathroom
- Utility Room with Garden Access
- Study
- Tandem Double Garage and Parking
- Pretty Garden



IMMACULATE AND STYLISH DETACHED HOME!

You will not fail to be impressed with this lovely home in a fantastic cul-de-sac position in ever-popular Winford Heights. The house is flawlessly presented throughout – ready for you to move in and enjoy!

Entering into the welcoming entrance hall with oak flooring and chic oak/glazed staircase – all rooms flow beautifully from this space. The comfy sitting room which has a minster-style stone fireplace – ideal for cosying up with your favourite box set! From here head into the dining room via double doors and from here to the garden via French doors beyond. The light and bright kitchen/breakfast room with integral appliances offers plenty of storage and there is an extremely useful utility room adjacent with outside access – perfect for muddy wellies after a country walk. A good-sized study and essential downstairs loo complete this floor.

Upstairs are four well-proportioned bedrooms – all doubles with built-in wardrobes – and three with ensuites! There is a modern family bathroom. The pristine presentation continues on this floor as you might expect, with all rooms elegantly decorated.

Outside the garden is SO pretty and backs onto a field – think wild and tumbling flowers, paved and gravelled areas and a variety of spaces to sit and enjoy your morning cup of coffee or a relaxing sun-downer – perfect for al-fresco entertaining.

There is a double garage and parking – this home has everything. Give us a call to arrange your viewing!

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 Ground Floor
 ENTRANCE HALL 12'7" x 9'1"
 SITTING ROOM 12'4" x 17'3"
 DINING ROOM 12'4" x 11'7"
 KITCHEN/BREAKFAST ROOM 22'3" x 10'6"
 STUDY 9'0" x 8'2"
 UTILITY 7'1" x 5'1"
 LOO 3'3" x 4'3"
 First Floor
 LANDING 15'0" x 7'8"
 BEDROOM 12'5" x 11'9"
 ENSUITE 6'3" x 7'3"
 BEDROOM 13'6" x 13'7"
 ENSUITE 6'1" x 4'6"
 BEDROOM 10'5" x 11'7"
 ENSUITE 10'4" x 4'6"
 BEDROOM 13'0" x 9'1"
 BATHROOM 7'6" x 7'3"
 Outside
 TANDEM DOUBLE GARAGE 18'0" x 16'0"



TOTAL FLOOR AREA : 1866 sq.ft. (173.4 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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