



**Bury Hill,**  
Winterbourne Down, Bristol, BS36 1AB

Price: £675,000



# Property Features

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- Four Bedrooms
- Popular Location
- Detached Cottage
- A Must See
- Three Reception Rooms
- Large Gardens
- Beautifully Presented

## Full Description

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This stunning cottage is a must see it is set in a fantastic location, in Winterbourne Down. Your new home offers a country cottage style kitchen / diner with separate living room, study and dining room. The living room has a stone fire place with wood burning stove. To the first floor can be found four bedrooms and a bathroom.

The property further benefits from a double garage, gas central heating and double glazing. This one will not hang around long.

### HALLWAY

Double glazed windows to front and rear, two radiators, tiled floor and storage cupboard. Side door and doors to:

### DINING ROOM

14' 07" x 12' 2" (4.44m x 3.71m)

Two double glazed window to sides, double glazed window to front, double glazed patio door to side, TV and telephone point. two radiators and vaulted ceiling.

### UTILITY ROOM

Double glazed window to rear, wall mounted gas boiler, cupboard housing hot water tank. Space for washing machine and space for tumble dryer, radiator and tiled floor. Access to loft.

### CLOAKROOM

Double glazed obscure window to side, low level w/c, fully tiled double shower cubicle with electric shower over. Tiled floor and radiator.



#### KITCHEN/DINER

19' 02" x 10' 3" (5.84m x 3.12m)

Two double glazed windows to side and two double glazed obscure windows to rear. This beautifully designed kitchen with a range of wall and base units with oak and granite work surface over. Belfast sink with mixer tap. Integrated appliances include a double oven, fridge freezer, freezer, dishwasher and five ring gas hob. Tiled floor, spot lights and door to study.



#### STUDY

14' 05" x 9' 10" (4.39m x 3m)

Double glazed window to rear and side. exposed local stone wall, stairs rising to first floor galleryed landing. Door to:



#### LIVING ROOM

23' 07" x 10' 07" (7.19m x 3.23m)

Two double glazed window to front with window seats and double glazed door to front. Stone fire place with wood burning stove. Exposed beams. Door to hallway.

#### LANDING

Radiator and doors to:

#### MASTER BEDROOM

13' 00" x 9' 03" (3.96m x 2.82m)

Double glazed window to front and side. Fitted wardrobe and over bed storage. access to loft and radiator.

#### BEDROOM TWO

11' 00" x 10' 03" (3.35m x 3.12m)

Double glazed window to front with window seat, fire place and access to loft. Radiator.



#### BEDROOM THREE

10' 07" x 10' 05" (3.23m x 3.18m)

Double glazed window to front fitted storage cupboard and radiator.

#### BEDROOM FOUR

10' 00" max x 8' 07" (3.05m x 2.62m)

Double glazed window to rear and radiator.





BATHROOM

8' 08" x 5' 08" (2.64m x 1.73m)

Double glazed obscure window to rear, suite comprising of a panelled bath with electric shower over and tiled splash backs. Vanity hand wash basin with mixer tap and low level w/c. Light with shaver point, towel radiator and part tiled walls.

DOUBLE GARAGE

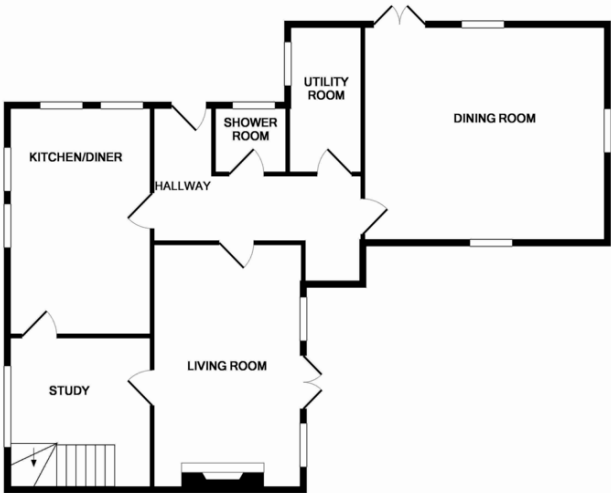
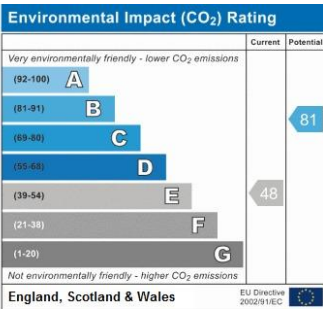
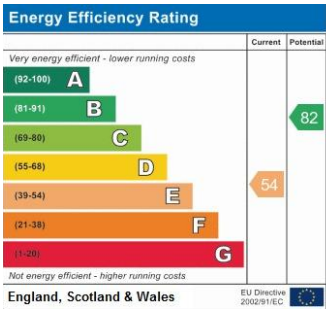
With up and over door light and power. Double glazed obscure window to side.

DRIVEWAY

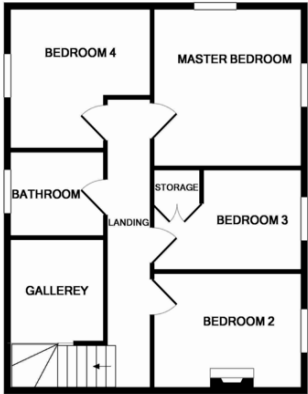
Gated gravelled driveway with off street parking for six cars. Leading to garden and side door.

GARDENS

10 Bury Hill is situated on a good sized plot with formal gardens and a well. With large shrubs tree and plants. You can also walk over the bridge and small paddock which home a variety of fruits trees and the children's swing and trampoline.



GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix 62018

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements