



ASKING PRICE

£525,000

Orchard Close

Winterbourne, BS36 1BF

PROPERTY SUMMARY

This immaculate home offers generous proportions throughout and is set in a desirable corner position within the highly regarded and sought after Orchard Close. A collection of exclusive detached homes.

Step inside and you'll find a spacious hallway that leads into a full length living room, flooded with natural light and featuring bi-folding doors that open out onto the private rear garden. The kitchen, dining and breakfast area is a standout space, ideal for entertaining, with modern integral appliances and another set of bi-folding doors creating seamless indoor and outdoor living.

There is also a generous utility room with access to the side of the property, and an additional reception room which could be used as a playroom, office, or even a fourth bedroom. Underfloor heating runs throughout the ground floor, with the exception of the third reception room, with the water pipes neatly housed in the hallway cupboard. A downstairs cloakroom completes the ground floor.

Upstairs, there are three well proportioned double bedrooms. The main bedroom itself boasts a stylish en-suite with both a bath and a separate shower. The family bathroom serves the remaining double bedrooms and also benefits from both a bath and separate shower. Loft access can be found on the landing and there is plenty of storage throughout the home. Fitted wardrobes have been installed in both the third bedroom and the third reception room, offering excellent built in storage. All windows are dressed with elegant white shutter blinds, adding to the overall high end finish of the home.

The rear garden is fully private, bordered to the rear by mature trees, with a mix of lawn, decorative stone and a generous patio area perfect for outdoor dining and relaxation. To the front of the property is a substantial driveway with parking for multiple vehicles.

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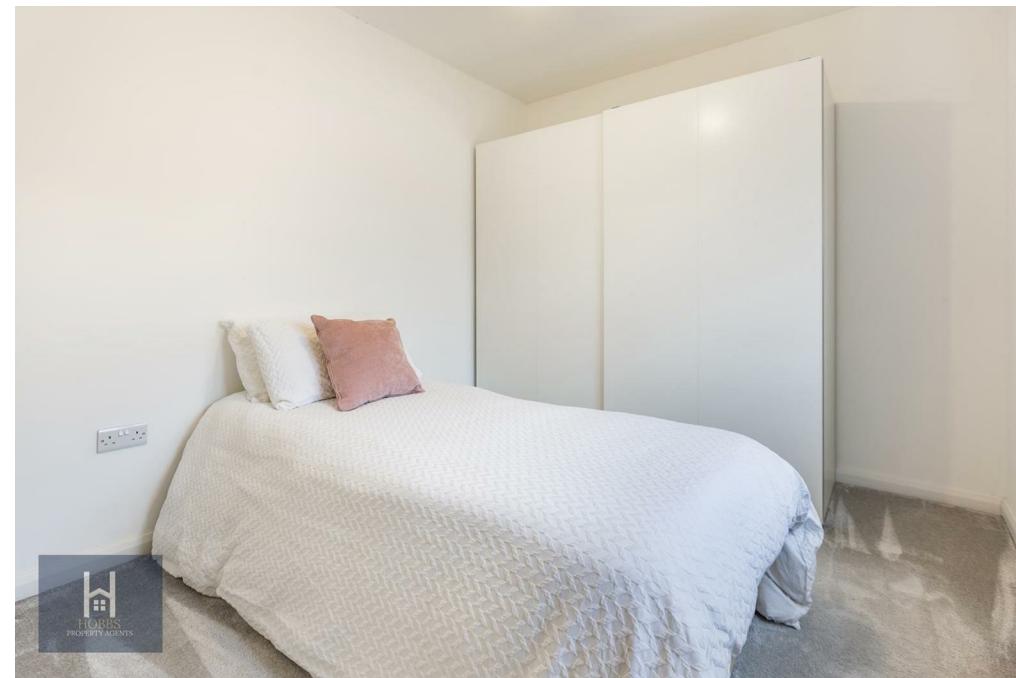
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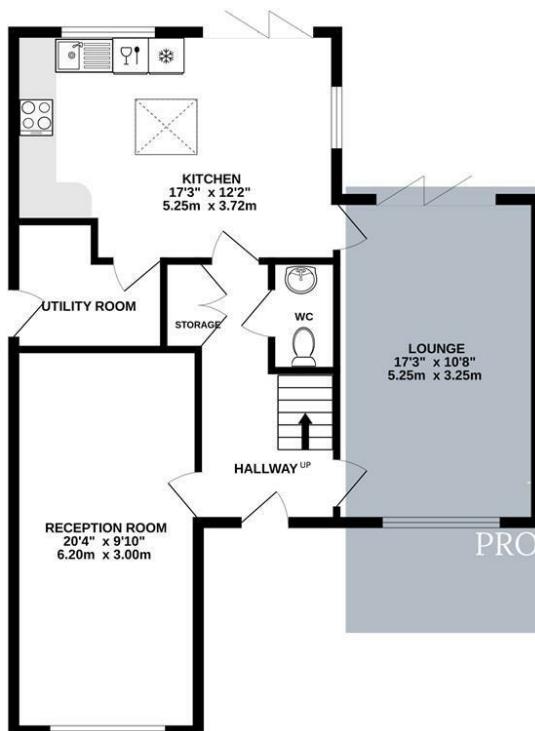




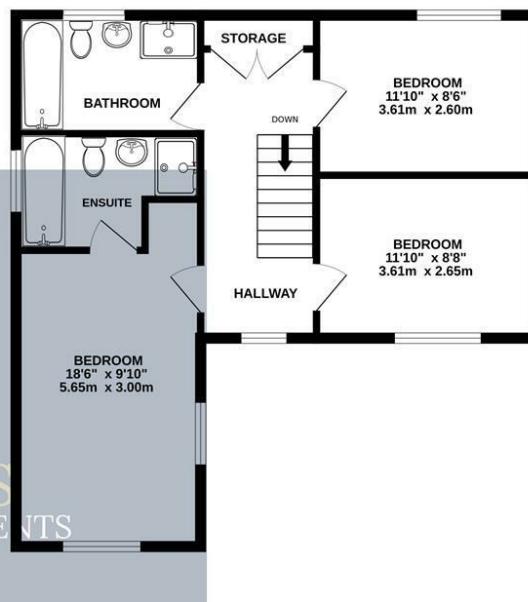




GROUND FLOOR
743 sq.ft. (69.1 sq.m.) approx.



1ST FLOOR
590 sq.ft. (54.8 sq.m.) approx.



HOBBS
PROPERTY AGENTS

TOTAL FLOOR AREA : 1333 sq.ft. (123.9 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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LOCAL AUTHORITY
South Gloucestershire

TENURE
Freehold

COUNCIL TAX BAND
E

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	92
(81-91)	B	83
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements



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