

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

<p>QIRAF360</p> <p>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and to scale. This floor plan is intended for illustration only.</p> <p>Below 5 ft/1.5 m</p> <p>Reduced bedroom</p> <p>(1) Excluding balconies and terraces.</p> <p>Approximate total area</p> <p>2179 ft<sup>2</sup> 202.6 m<sup>2</sup></p> <p>Reduced bedroom 101 ft<sup>2</sup> 9.3 m<sup>2</sup></p>	<p>Ground Floor Building 3</p>  <p>Garage 4.67 x 5.72 m</p> <p>Floor 1 Building 1</p>  <p>Living Room 3.66 x 2.26 m</p> <p>Bedroom 3.61 x 5.01 m</p> <p>Kitchen 2.77 x 5.01 m</p> <p>Bedroom 1.08 x 1.65 m</p> <p>Landing 0.87 x 2.90 m</p> <p>En Suite 2.10 x 0.87 m</p> <p>Bathroom 1.58 x 1.77 m</p>	<p>Ground Floor Building 2</p>  <p>Store 4.01 x 3.88 m</p> <p>Store 3.71 x 3.73 m</p> <p>Ground Floor Building 1</p>  <p>Living Room 3.66 x 2.26 m</p> <p>Bedroom 3.61 x 5.01 m</p> <p>Kitchen 2.77 x 5.01 m</p> <p>Bedroom 1.08 x 1.65 m</p> <p>Landing 0.87 x 2.90 m</p> <p>En Suite 2.10 x 0.87 m</p> <p>Bathroom 1.58 x 1.77 m</p> <p>Sunroom 3.61 x 5.01 m</p> <p>Bedroom/Office 3.61 x 3.59 m</p>
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- Entry
- Hallway
- Living Room  
30'4" x 12'0" (9.26m x 3.66m)
- Sunroom  
12'10" x 8'2" (3.93m x 2.51m)
- Kitchen  
15'4" x 11'9" (4.69m x 3.59m)
- Bedroom/Office  
11'10" x 10'5" (3.61m x 3.18m)
- Bedroom  
11'8" x 9'9" (3.58m x 2.98)
- En Suite  
5'9" x 5'9" (1.77m x 1.76m)
- Bathroom  
8'10" x 5'8" (2.70m x 1.73m)
- Landing
- Bedroom  
16'5" x 10'8" (5.01m x 3.27m)
- En Suite  
9'6" x 2'10" (2.90m x 0.87m)
- Bedroom  
16'5" x 11'10" (5.01m x 3.61m)
- Store  
13'1" x 12'0" (4.01m x 3.68m)
- Store  
12'2" x 12'2" (3.73m x 3.71m)
- Garage  
18'9" x 15'3" (5.72m x 4.67m)



- Countryside setting
- Large lounge/diner
- Sunroom
- Kitchen/breakfast room
- Guest bedroom with en suite
- Ground floor bedroom/office
- Two further first floor bedrooms
- Electric heating
- Large garage
- Large, mature well tended plot

PROPERTY TYPE House - Detached

BEDROOMS 4

RECEPTION ROOMS 1

BATHROOMS 3

EPC RATING D

COUNCIL TAX BAND E



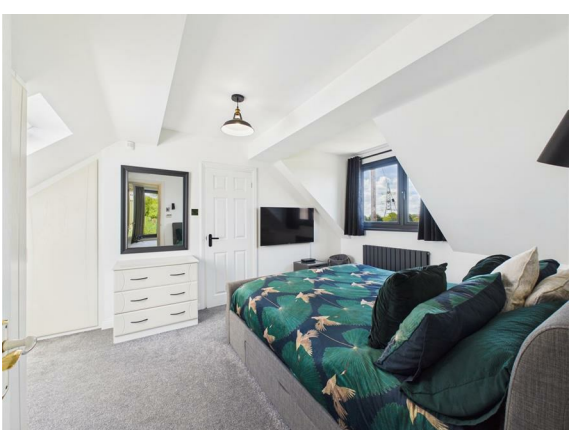
Fabulous detached home in countryside setting, entrance porch, entrance hallway, large lounge/diner plus sunroom, kitchen/breakfast room, guest bedroom with en suite, family bathroom and another ground floor bedroom/office.

At the first floor are two double bedrooms, one with Juliette balcony with outstanding views, the other with an en suite.

Externally there is electric gated entry, a large garage, and two further outbuildings.

Set in large, well tended mature plot, with patio and lawned areas around the house.

Vendor has advised that the heating is via electric combi boiler and the windows are triple glazed (with the exception of 2).



## the location

Set in this lovely semi rural location, with outstanding field views to front and side. This well presented home offers large gardens, and ample off street parking in an outstanding location, yet retaining excellent links to the Avon ring road, M4/M5 motorway networks, the retail parks of Emersons Green and the comprehensive facilities of nearby Yate town centre. Yate train station is 5 minute walk away. Bristol 10.2 miles Bath 13.5 miles

## what the owners will miss

*"The walks from the front door are fantastic in every direction! The Frome Valley walkway follows the River Frome all the way to Bristol or Yate with an abundance of wildlife, often seeing large groups of Red Deer and Monk Jack deer and the odd otter! Of course, a detour to The Lamb or White Hart in Iron Acton or The Swan in Nibley are a must, I will miss that!! The peace and quiet is wonderful at our house, especially with Nibley Lane closed. I will also miss the BBQ's in the garden and my Koi Pond"*



## just a thought...

Want to live in the country, yet want all the conveniences of the city, "Winshill" fits that bill! Set off a lane with outstanding views, this is a rare opportunity not to be missed!