



1 Harcombe Hill

£350,000

Winterbourne Down, Bristol **BS36 1DD**



MacKendrick
Norcott

IT'S ALL ABOUT THE SERVICE

01454 77 24 68

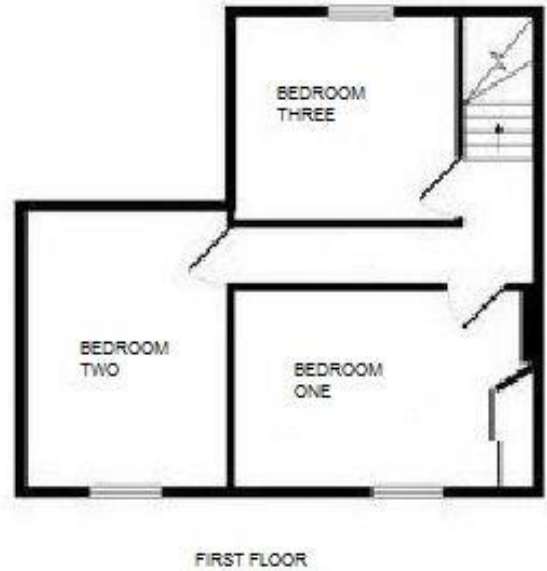
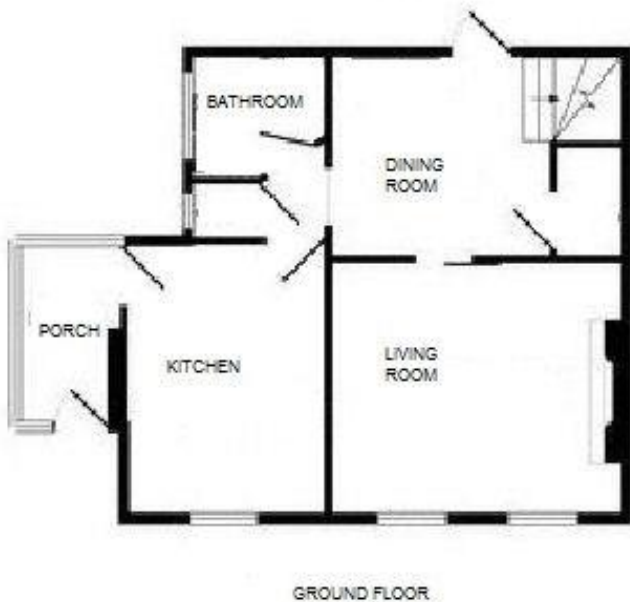




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IT'S ALL ABOUT THE SERVICE





Set in classic English cottage gardens and presented to a high standard is this delightful three double bedroom semi detached cottage.

The present owners have been in residence for some five years and have carried out extensive improvements during this period. There is oak flooring throughout the ground floor which completes the fitted kitchen, cozy living room with multi fuel fire, and the airy dining room with French door leading to the rear courtyard garden.

The combination of character features and contemporary living standards extends to double glazed windows, a gas fired central heating system and beautifully presented bathroom with over bath shower.

Outside the majority of the gardens have a Southerly aspect with both front and rear gardens enjoying a high level of privacy.

A further benefit of great value is the 50ft long driveway providing ample off road parking to ever include a boat or caravan.

Highly Recommended.

Winterbourne is a large village situated on the north side of Bristol, with an array of facilities including a Bank, local Co-Op Store, Post Office, Hair Dressers, Opticians, Library, Doctors Surgery and Dentists. The village is partially surrounded by woodland and fields, with lots of footpaths and bridleways criss-crossing the countryside, including the popular Frome Valley Walkway. A large duck pond overlooking the Frome valley provides a relaxing spot for fishing, or feeding the ducks and geese, and a public nature reserve is a pleasant area for dog walkers.

There are a number of primary schools in the Winterbourne area, including an independent Prep School. Secondary and Sixth Form education can be found at The Ridings; Federation Winterbourne International Academy.

Winterbourne is about 2 miles from the M5 and M32 and 5 miles from the M4. The main line railway station is within a 2 mile drive at Bristol Parkway. Bristol airport is approximately 15 miles to the south. Bristol City Centre is approximately 7 miles away.



ENTRANCE PORCH Half PVCu double glazed construction with polycarbonate roof, half glazed door, timber door with Georgian glazed top section with obscure glass leading to kitchen.

KITCHEN: 12' 2" x 8' 11" (3.71m x 2.72m) Belfast sink with antique style chrome plated mixer tap, comprehensive range of fitted wall and base units, beech wood working surfaces, two display cabinets with glass doors, integrated fridge, integrated freezer, Hotpoint four plate ceramic hob, Hotpoint oven and grill under, electric air recirculator over, gas fired boiler concealed in cupboard, tiled surround, engineered oak floor, single panel radiator, recessed ceiling spotlights, PVCu double glazed window overlooking front garden, door leading to inner hall and dining room.

INNER HALL Pantry cupboard with fitted cupboard housing automatic washing machine/dryer, beech wood working surface, PVCu double glazed window.

DINING ROOM 10' x 9' 1" (3.05m x 2.77m) Understairs cupboard, double panel radiator, PVCu double glazed door leading to rear garden, oak wood winding staircase leading to first floor, engineered oak flooring, walk through to living room.

LIVING ROOM 13' 1" x 11' 3" (3.99m x 3.43m) Two PVCu double glazed windows overlooking front garden, cream enamel cast iron multi fuel fire set on ceramic tiled hearth set in original fireplace, high level cupboard housing electric consumer box and meter, double panel radiator, engineered oak flooring, telephone connection.

BATHROOM White suite comprising low level w.c., pedestal wash hand basin, panelled bath with twin hand grips, tiled bath surround, glass overbath shower screen, thermostatic shower valve, shower head on sliding rail, chrome plated towel heater/radiator, recessed ceiling downlights, ceramic tiled floor, PVCu double glazed window with obscure glass.

FIRST FLOOR LANDING Recessed ceiling downlights, ceiling mounted smoke detector, double panel radiator, access to loft space.

BEDROOM ONE 13' 2" x 8' 2" (4.01m x 2.49m) PVCu double glazed window overlooking front garden, single panel radiator.

BEDROOM TWO 12' 3" x 8' 11" (3.73m x 2.72m) PVCu double glazed window overlooking front garden, single panel radiator, access to loft space.

BEDROOM THREE 10' 0" x 9' 1" (3.05m x 2.77m) PVCu double glazed window overlooking rear garden, radiator.

GARDEN FRONT Facing due South. Natural stone boundary wall, lawn, wide selection of trees and shrubs, vegetable garden, driveway approximately 50ft long providing ample off road parking for numerous vehicles, timber workshop.

GARDEN REAR Fully enclosed with flagstone paving, ornamental pond, low retaining walls, enjoying a very high level of privacy.

TENURE Freehold

COUNCIL TAX BAND C

METERED WATER SUPPLY YES

ENERGY EFFICIENCY RATING D

TOTAL FLOOR AREA 84m²



It is a condition of these particulars that all negotiations are conducted through MacKendrick Norcott:- MAKING AN OFFER : When you make an offer on this property we, as the sellers agent, will require information with regard to your ability to purchase. PHOTOGRAPHS: Please note that we provide photographs for general information only. Photographs may depict the property in a furnished condition. It must not be assumed that any item shown is included in the sale with the property unless specifically mentioned. INDICATED MEASUREMENTS ARE FOR GUIDANCE ONLY. NOTE: We have not surveyed the property or tested the services, appliances or fittings. Room measurements should not be relied upon for carpets and curtains. M839

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