



debbie fortune
ESTATE AGENTS



Hawthorne Lodge

Winford



Hawthorne Lodge, Regil Lane, Winford, BS40 8AX

£675,000

- Handsome detached family home of generous proportions
- Lovely edge of village position
- Four bedrooms plus potential to create a one bedroom annexe if desired
- Three separate reception rooms including 27' sitting room, dining room and study
- Lovely open aspect from first floor bedrooms over rolling fields
- Large double garage with ample off street parking

An impressive individual detached house situated on a lovely corner plot on the outskirts of Winford village with attached one bedroom annexe.

SITUATION

The North Somerset village of Winford lies on the edge of the Chew Valley, south of the city of Bristol. Local facilities include primary school (www.winford.n-somerset.sch.uk), pre-school (www.winfordpreschool.org.uk) pub, hairdresser/barbers and post office/shop. Secondary schooling is available at nearby Chew Valley (www.chewvalleyschool.co.uk). The area around is well known for its beauty, activities and attraction. The Chew Valley and Blagdon lakes provide a host of activities whilst the nearby Mendips are popular and boast great walking, riding and unspoilt nature. Bristol is within easy access for commuters, where there are also private schools.

DIRECTIONS

Travelling from Bristol on the A38 proceed through the High Street in Winford. Proceed past the Village Stores and Post office on your left hand side and continue around a sharp right bend. Take the right hand turning at the next bend in the road onto Regil Lane and the property can be found immediately on the right hand side.

PROPERTY INFORMATION

EPC rating - D

Tenure - Freehold

Council tax band - G



DESCRIPTION

An impressive individual detached house situated on a lovely corner plot on the outskirts of Winford village with attached one bedroom annexe.

Featuring generously proportioned accommodation throughout, this handsome stone fronted home offers a flexible and adaptable footprint perfectly suited to family life. Set behind a traditional five bar gate on a gently sloping driveway, there is ample parking for a good number of vehicles plus access to a double garage. Access to the house is gained via stone steps to the front with a useful sloped ramp for ease of access for the less able bodied.

On entering Hawthorn Lodge you are greeted by a welcoming entrance hallway with stairs rising to the first floor, a useful cloak room and under stairs cupboard. To the right of the entrance hallway is a beautiful 27' triple aspect sitting room with a lovely feature fireplace and patio doors to the garden. There is a separate formal dining room perfect for more formal family occasions and dinner parties and an office/study which is incredibly useful in these times of increased home working. The kitchen is fitted with a range of farmhouse style units with glazed display cabinets and a lovely outlook over the rear garden. From the kitchen an open arch proceeds through to a breakfast room that links the main homes accommodation to the annexe and in fact could form part of the annexe if desired. From here you will find a utility room which could be adapted as a private kitchenette and a reception room/bedroom with shower room. The rooms combine well for a dependent relative or independent teenager who desire their own space and yet can share the main facilities of the house.

On the first floor are the properties four bedrooms, all of which are generous double rooms in size. The master bedroom also features an en-suite shower room, whilst the remaining bedrooms share use of a well-appointed family bathroom.

To the rear of the house is a pretty and well established garden which offers superb privacy and enjoys a south/westerly aspect. Within the garden are several mature specimen trees an area of level lawn and patio. There is access to both sides of the house via pedestrian pathways and to the front of the house is further attractive garden with raised flower bed borders and a mature hedge to the front.

We have noticed... This lovely family home offers superb flexibility for family use, the rooms are all of generous proportions and although in need of a little updating in places it gives buyers the opportunity to put their own mark on this handsome detached home.





