



## WHITFIELD HOUSE

“The Walled Garden”, High Street, Winterbourne, Bristol, BS36 1JQ



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An exceptional energy efficient modern detached house in an exclusive development, situated just off the popular high street with an expanse of parking and wrap-around gardens.

BEAUTIFUL DETACHED FAMILY HOME \* INTEGRATED GARAGE AND OFF-STREET PARKING \* THREE DOUBLE BEDROOMS AND 2 BATH / SHOWER ROOMS \* SUPERB OPEN PLAN KITCHEN / DINING AND FAMILY ROOM \* SEPARATE SITTING ROOM WITH A RECESSED WOOD BURNING STOVE \* UTILITY ROOM AND A SEPARATE CLOAKROOM \* STUNNING WRAP-AROUND GARDENS \* CATCHMENT AREA FOR SEVERAL LEADING LOCAL SCHOOLS \* EASY ACCESS TO BRISTOL, THE M4 AND BRISTOL PARKWAY STATION \* EPC: B

## Situation

Winterbourne is a popular village to the north east corner of Bristol providing exceptionally convenient access into the city centre, as well as onto the M4 motorway and to Bristol Parkway train station with regular high-speed trains (75 minutes) to London Paddington.

Whitfield House itself is hugely convenient and offers an array of local amenities within walking distance. These include nearby St. Michael's Church of England Primary School (OFSTED rating: Good) and Elm Park Primary School (OFSTED rating: Good) as well as the Winterbourne Academy (Secondary) school, also rated Good. In addition, there are a host of further local amenities including a Co-op, several good village pubs and independent restaurants.

To the west of the house is an expanse of open country whilst to the east is the highly acclaimed The Kendleshire Golf Club, nearby David Lloyd Sports and Racquets Club (3.7 miles) and for extensive shopping Cribbs Causeway (6.4 miles) with a John Lewis store and Marks and Spencer supermarket.

## For Sale Freehold

Whitfield House is a wonderfully charming detached modern house, settled within the walls of the former Walled Garden of the neighbouring Bishop of Bristol's house, whose remaining park-like gardens the rear of the house overlooks.







Completed circa 9 years ago, the house has relaxed comfortably into its new surroundings, with the current owners beautifully landscaping its wrap-around gardens to create year 'round interest and use. With just three houses in the development there is a lovely community feel, as well as extra communal guest parking in the centre of the Walled Garden should it ever be required.

Internally, the house is immediately flooded with light from the superb entrance hall, complete with its part-glazed opaque front door and two full height windows on the half-landing and landing above.

The entrance hall provides access to a useful cloakroom, with a w.c and wash basin, as well as a separate coat cupboard housing the boiler.

To the left of the hall is the superb sitting room, accessed via double doors and providing an expanse of space with a triple aspect, overlooking the front, side and rear gardens. The sitting room has plenty of space for a generous size dining table and chairs, as well as plenty of seating area in front of the recessed wood-burning stove. To each side French doors lead out onto either the side or rear gardens – really bringing the "outside in".

To the other side of the hall is a charming family kitchen, family room and, added more recently, a dining room. The kitchen and family room are a wonderfully social space, with a generous central island housing the 5-ring AEG gas hob – perfect for the accomplished cook – with a wall mounted electric oven behind. There is an expanse of marble topped work-surface, as well as plenty of floor and wall mounted storage cupboards, an integrated dish washer, fridge and freezer.

To the rear is an open plan dining room, squaring of a courtyard and allowing access into both the rear garden and into the integrated single garage. In addition, there is a useful fully fitted utility room with space for both a washing machine and dryer, further sink and extra storage.

Upstairs are three versatile double bedrooms, with a fabulous master bedroom suite complete with an en-suite shower room and full depth wall of built-in wardrobes.

Both guest bedrooms are to the other end of the landing, and share a well appointed family bathroom, complete with a bath and separate shower enclosure.

The landing itself is flooded with natural light from the full-height windows, as well as access into a separate storage cupboard housing the hot water tank.





## Outside

The wrap-around gardens of Whitfield House are a true delight and testament to the current owners' accomplished eye and horticultural know-how. With year 'round form and function they present a superb addition to the house as well as providing additional privacy.

The front garden is split from the middle, with a gravel driveway to the right providing off-street parking for several cars and access to the garage. It is flanked by an attractive woven hazel fence. To the left side is a formal box parterre with raised beds, gravel pathways and an attractive arch.

A side gate leads into the side garden which flows out from the sitting room. This catches much of the day's sun and is perfect for al-fresco dining, and lazy lunches under the wooden pergola with mature grapes providing much needed shade.

The rear garden offers a shaded oasis with access from both the kitchen and dining room, with full access via a further side gate to the front driveway.

## Services

Mains water, electricity, gas and drains. Gas central heating system. Telephone and Fibre Broadband by private arrangement.

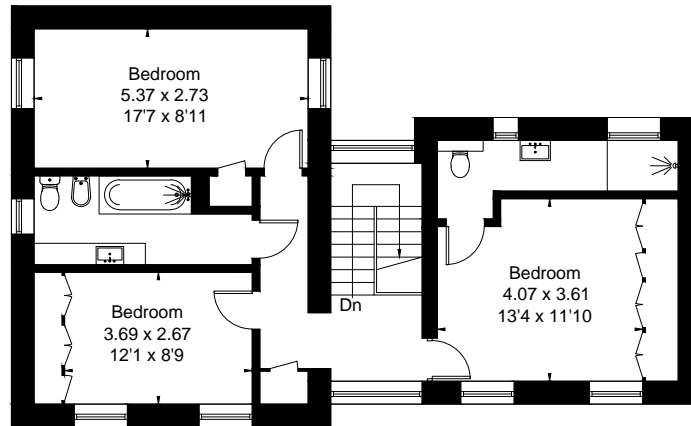
## Local Authority

South Gloucestershire Council: Tel: 01454 868004. Council Tax: Band - F

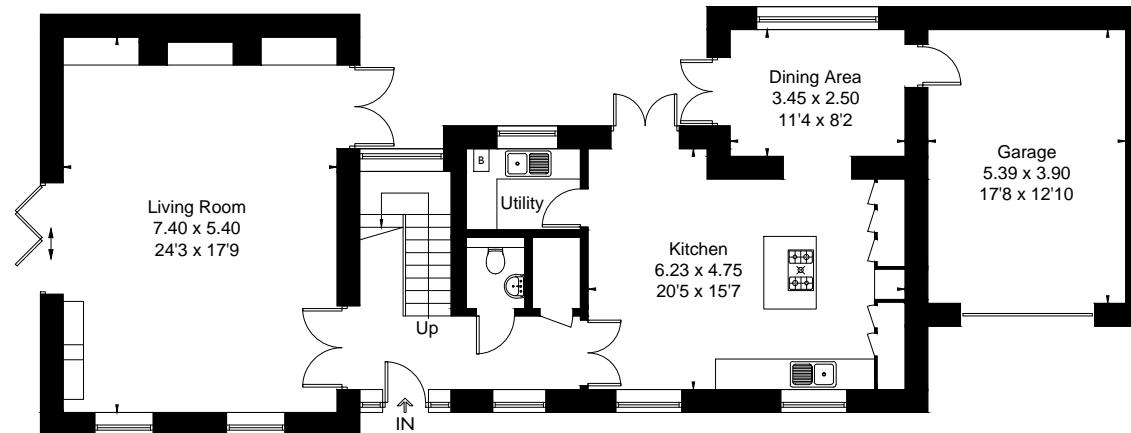
Directions: BS36 1JQ



Approximate Area = 201.4 sq m / 2168 sq ft  
(Including Garage)  
Including Limited Use Area (2.1 sq m / 23 sq ft)



First Floor



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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