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The Wickets, 7 Moorlay Crescent, Winford, BS40 8DB

Substantial modern property, upgraded and enhanced by the present owners

Accommodation of approximately 2,000 sq ft, all in immaculate order

Edge of village overlooking cricket ground, countryside on the doorstep

Sitting room with feature fireplace plus family room\breakfast room

Formal dining room and study

Stunning kitchen with integrated AEG appliances, utility room

Gym\games room, 2 downstairs cloakrooms

4 double bedrooms all with fitted wardrobes, 2 are ensuite

Luxurious family bathroom

Private established gardens

Double garage and parking

Gas central heating and double glazing

This impressive family home, ideally situated overlooking the village cricket ground has been upgraded and enhanced throughout by the present owners and is perfect for those looking for a substantial modern property packed with style, quality fixtures and fittings with village amenities nearby and beautiful countryside on the doorstep.

The covered porch with stone canopy, tiled floor and wood effect composite door leads into the spacious hallway with Kardean flooring and useful cloaks cupboard, understairs storage cupboard and cloakroom with basin and w.c. The bright sitting room has a window to the front and French doors with windows to the side leading on to the rear patio. The feature fireplace with limestone surround and gas log effect fire adds interest. Double doors open into the formal dining room with large bay window overlooking the garden. Off the hallway the study overlooks the front.

The Kardean wood effect flooring runs into the stunning kitchen with an extensive range of white floor and base units with numerous quality features including soft close doors, pull out shelving and pantry unit, integrated AEG appliances including 2 ovens, one incorporating a microwave oven, 5 burner gas hob with extractor over, dishwasher, full height fridge and freezer. The worktops and upstands are in granite and a breakfast bar offers seating. An arch leads into the family room which has a feature alcove and French doors with windows to the side leading onto the rear garden. The utility room has a sink unit, plumbing for a washing machine and space for a tumble dryer, the Worcester gas boiler is sited here. A further cloakroom with attractive tiling, w.c. and basin is off the utility room. A great addition is the gym or games room with quality vinyl flooring and a window to the front. A door here opens into the double garage.

Stairs lead to the first floor landing where there is access to the partly floored loft space with ladder and the airing cupboard. There are four double bedrooms, the principle bedroom has two windows to the front, double built in wardrobes and the luxurious ensuite has a corner bath with shower attachment, fully tiled shower cubicle, basin with drawers below and w.c. Floor and wall tiling is in marble effect grey tiles. Bedroom 2 also has 2 sets of fitted wardrobes and an ensuite with shower, basin and w.c. Bedrooms 3 and 4 both have fitted wardrobes and two windows overlooking the garden. The contemporary family bathroom has a corner bath, shower cubicle, basin, w.c, ladder radiator and marble effect tiling.





The Wickets sits in established gardens. To the front, there is an extensive lawn with shrubs and flowering tree. There is a double garage with wood effect up and over electric door, power and light, doors to the gym and side and parking in front. Gardens to the rear are fully enclosed with large lawn area, shrub borders and patio designed to reflect the shape of the dining room bay window. A pathway meanders to the circular patio and greenhouse. To one side is decking and paving and a gate to the front. To the other side is a garden shed.

Winford is a thriving village within the Chew Valley approximately eight miles south of Bristol and Winford Heights lies on the outskirts of the village. There is a village pub/restaurant and village hall, shop and post office. There is a primary school and secondary schooling is at the highly regarded Chew Valley Secondary school.

Important Notice:

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property

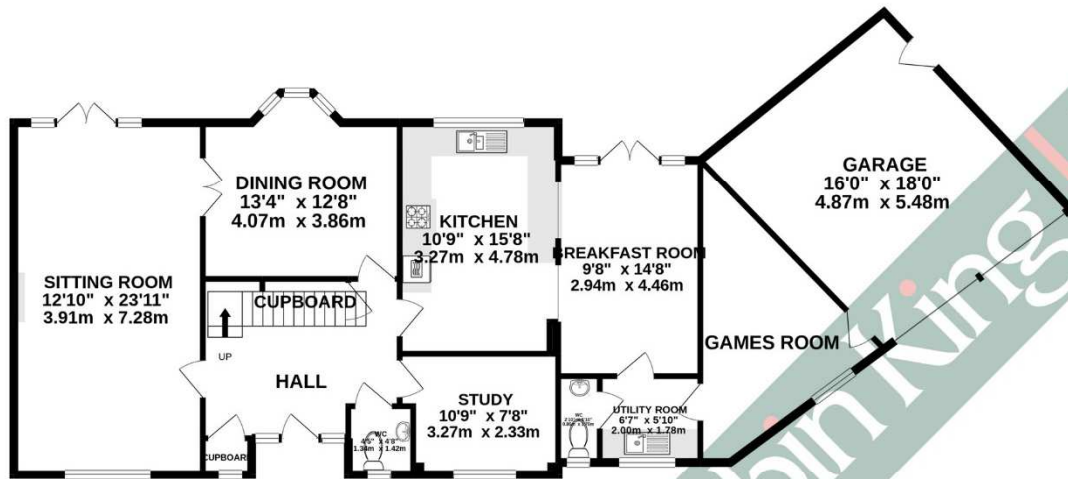
DIRECTIONS – From Robin King’s office in Congresbury, turn right onto the A370 towards Bristol. At the Brockley traffic lights turn right onto Brockley Combe Road, signposted Bristol Airport. Continue onto Downside and at the traffic lights turn left onto A38 and then right onto West Lane. Continue onto Felton Lane and then turn left onto Raglan Lane, continue onto Kingston Lane, continue along here to arrive at Winford Heights and then turn left onto Moorlay Crescent

SERVICES – All mains services, gas central heating

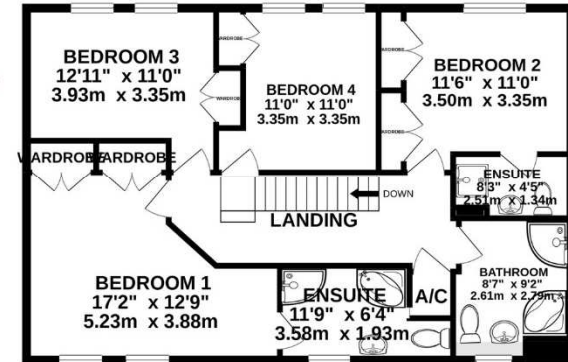
LOCAL AUTHORITY – North Somerset District Council – Band F £2,545.73 (2020/21) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

ENERGY RATING - C

GROUND FLOOR
1492 sq.ft. (138.6 sq.m.) approx.



1ST FLOOR
878 sq.ft. (81.5 sq.m.) approx.



TOTAL FLOOR AREA : 2171sq.ft. (2017.0 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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