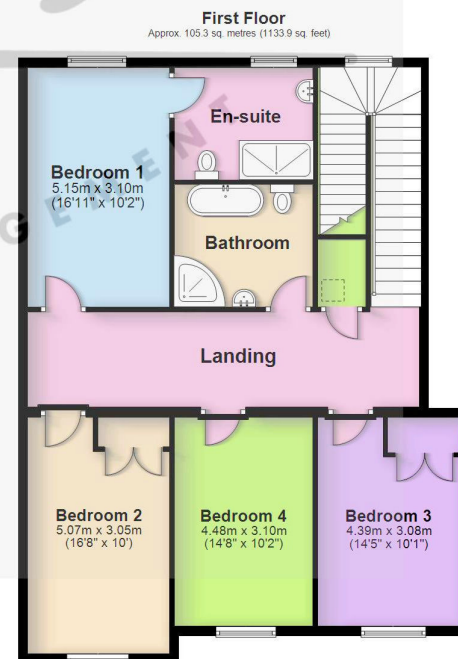


Milburys

SALES LETTING MANAGEMENT



Herridge House, Old Gloucester Road, Winterbourne, South Gloucestershire BS36 1RS £1,295,000



Total area: approx. 433.5 sq. metres (4666.6 sq. feet)

For Illustrative Purposes Only. Not to Scale.
Plan produced using PlanUp.

Herridge House, Old Gloucester Road, Winterbourne, South Gloucestershire BS36 1RS

Herridge House is the stunning end wing of a beautiful Grade II Listed building, originally constructed circa 1835 as a hospital / convalescing retreat. Approached via a sweeping drive which is flanked by two gatehouses, the property has been substantially improved by the current owners over the 20 years they have happily lived here. It now presents itself as an impressive spacious home with a versatile layout to suit a growing family, or for those wishing to work comfortably from home. Another noted quality is the exquisite attention to detail, high level of presentation and the quality of finish. The accommodation is set over three floors with the main living space being on the ground and first floor. From the outside terrace there are steps which lead down to an extensive lower basement level which has been fully renovated and comprises of a gym, playroom, guest accommodation and home office - all further complemented by a kitchen and shower room! Also ideal for independent living. Once inside the property you will - in brief - find a lovely sitting room, formal dining room, modern kitchen with breakfast area, a superb orangery/garden room which has underfloor heating and air conditioning for all year use, plus you have pedestrian access into the double garage. Upstairs has 4 double bedrooms, an ensuite to bedroom 1 and a family bathroom. To the rear a stunning outlook greets you as you step out onto the sun terrace. The Southerly facing garden is of a good size, very private, beautifully tended and leads directly onto the fields which sweep across the rear and disappear into the distance. There is also a Gazebo, carefully positioned to catch the last of the afternoon sun as you reflect on the day with a glass of wine ... or two.

Situation

The nearby village of Winterbourne is located a short commutable distance just North East of Bristol and enjoys easy access to countryside surrounds including the pretty Frome Valley Walk which meanders through the picturesque woods in Winterbourne Down. The High Street has a selection of local shops and in addition to nursery and toddler groups there is Elm Park and St Michaels C of E Primary Schools, plus Winterbourne Academy (state secondary school). There is excellent commuting to Bristol due to Winterbourne being only 7 miles from Bristol City centre, 2.7 miles from Parkway Train Station (DIRECT LINE TO PADDINGTON) and 2.2 miles to the Hambrook Junction (J1) of the M32. (M4 Junction 19).

Property Highlights, Accommodation & Services

- Stunning Wing of Grade II Listed Building, Approach via Sweeping Driveway
- Beautiful Countryside Setting Yet Still Having Easy Access to Bristol
- Far Reaching Sweeping Views Across the Garden and Open Fields Beyond
- Convenient for North Bristol, Local Market Towns and Villages, Major Road Networks with Both M4 and M32 Proximity.
- Parkway Railway Station Just a Short Drive Away - Direct Line to London Paddington
- Four Double Bedrooms in Main House PLUS 2 Bedrooms in Converted Basement
- Beautiful Receptions Including a Superb Orangery Looking over Rear Garden
- Oil Central Heating and Private Drainage
- Council Tax Band G - South Gloucestershire Council

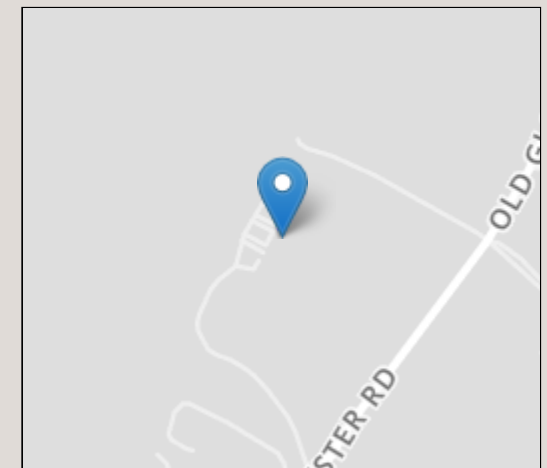
Directions

From the centre of Winterbourne follow Beacon Lane until you see the right hand turning for the B4427 (Old Gloucester Road). Continue on the B4427 until you pass the Mercure Bristol North Grange Hotel on your left and after a short drive you will see a pair of gate houses, again on your left. Follow the long driveway through the fields until you come to Herridge House. It is the left wing of the main building; just follow it's own gravel drive approach up to the double garage.

Local Authority & Council Tax - South Gloucestershire Council - 01454 868686 - Tax Band G

Tenure - Freehold

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