

Total Area: 215.3 m² ... 2317 ft²
This plan is for illustrative purposes only and should only be used as such.
Not to scale.

15 Church Road, Winterbourne Down, South Gloucestershire BS36 1BX

****OFFERED FOR SALE BY INFORMAL TENDER (SEALED BIDS) ***** Now available with Vacant Possession, an attached spacious cottage in the popular village of Winterbourne Down which has been in the same family for three generations. Requiring a complete renovation and repair, the cottage has 5 bedrooms and 3 receptions, garage and a garden strip that runs behind the garage (which is detached from the house). Behind the house there is a small courtyard area whilst to the side a new brick blocked driveway has been laid and accommodates several cars. The property has had a gas boiler and some windows replaced. A survey is available on request (PDF format) which highlights any required works. Any personal surveys or quotes for works must be carried out prior to submitting a BEST AND FINAL offer, taking into account costs and having done your own homework. This figure will not be re-negotiable during the sale process.

***** PROCEEDABLE BUYERS ONLY ***** ALL 'BEST AND FINAL' OFFERS TO BE SUBMITTED IN WRITING, IN A SEALED ENVELOPE BY 12:00pm MIDDAY ON MONDAY 9TH MARCH 2026 TO OUR CHIPPING SODBURY OFFICE AT 52 HIGH STREET, CHIPPING SODBURY. BS37 6AH.

Situation

The village of Winterbourne Down enjoys picturesque countryside surrounds and encompasses the Frome Valley Walkway, which follows the Frome River as it passes through woodland and fields. Winterbourne Down has a mix of properties, many individual ones with charm and character. There are two local pubs within striking distance whilst nearby Winterbourne High Street has a selection of local shops. 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 good commuting due to it being (approx) 6.9 miles from Bristol City centre, 2.7 miles from Parkway Train Station and 2.2 miles to the Hambrook Junction (J1) of the M32. (M4 Junction 19).

Property Highlights, Accommodation & Services

- FOR SALE BY INFORMAL TENDER – TENDER DATE MONDAY 9TH MARCH 2026 @ 12PM
- VACANT PROPERTY IN NEED OF COMPLETE RENOVATION
- Sought After Village Location
- Semi-Detached Home - in Same Family for 3 Generations
- Spacious Accommodation Comprising 5 Bedrooms and 3 Receptions
- Newly Laid Driveway. Large Single Garage
- Courtyard Area Behind House PLUS Garden Behind Garage
- Gas Central Heating with Replaced Boiler
- Council Tax Band E - South Gloucestershire Council

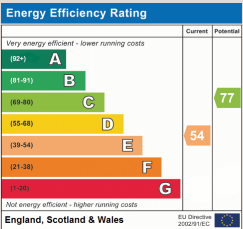
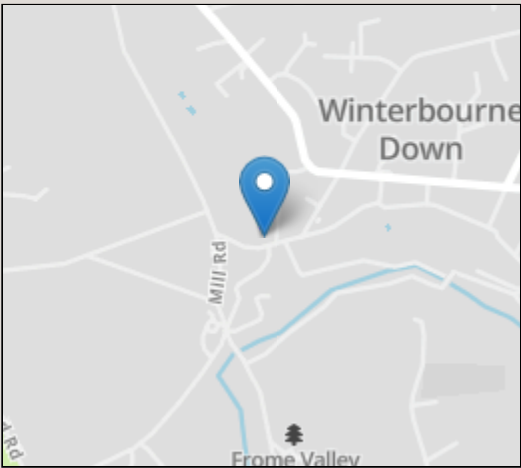
Directions

Church Road is in the heart of Winterbourne Down and can be accessed via Down Road or Mill Road. If turning in from Mill Road (as you head from Winterbourne toward Hambrook) number 15 will shortly be on your left, adjacent to the recently built property.

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

Tenure - Freehold

Contact & Viewing - Email: mil_sodburysales@milburys.co.uk Tel: 01454 318338



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