

MAGGS & ALLEN

34 HIGH STREET

WINFORD, BRISTOL, BS40 8EL

Guide Price: £295,000+

- SOLD FOR £326,000 - July Auction
- Characterful 4-bedroom detached house
- Generous plot of approx. 0.28 acres
- Excellent renovation project with scope to add value
- Driveway and extensive gardens to the side and rear
- 8-week completion



Auction & Commercial
22 Richmond Hill, Clifton, Bristol, BS8 1BA

0117 973 4940

www.maggsandallen.co.uk



FOR SALE BY AUCTION

This property is due to feature in our online auction on 24 July 2025 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

SOLD FOR £326,000 FOUR-BEDROOM DETACHED HOUSE FOR RENOVATION - LARGE PLOT OF APPROX. 0.28 ACRES

DESCRIPTION

An attractive four-bedroom detached period cottage, set in an elevated position on a generous plot of approximately 0.28 acres. This superb renovation project presents an opportunity to create a fine family home and the extensive ground floor accommodation offers great scope for reconfiguration.

Set back from the road, the property enjoys a generous driveway with ample off-street parking, along with expansive gardens to the side and rear - perfect for outdoor entertaining or future landscaping projects. A fantastic prospect in the heart of the popular village of Winford.

LOCATION

The property is situated on the High Street in Winford with easy access provided to local amenities including including a good primary school, pre-school, pub and post office/shop. The North Somerset village of Winford lies on the edge of the Chew Valley, south of Bristol, making it an extremely easily commutable location for the city and Bristol Airport. 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.

ACCOMMODATION

The ground floor accommodation in the original cottage comprises an entrance porch, living room, a lounge/diner and kitchen. The more recent single storey addition to the side is currently arranged to provide a kitchen, living room, bedroom and shower room but offers scope to create an expansive kitchen/dining/family room through reconfiguration. The first floor provides four bedrooms and a bathroom.

Please refer to floorplan for approximate room measurements and internal layout.

TENURE

Understood to be freehold, please refer to the online legal pack for confirmation.

COMPLETION

Completion for this lot will be 8 weeks from exchange of contracts or sooner by mutual agreement.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: E

AUCTION OR BRIDGING FINANCE REQUIRED?

Do you need a mortgage or loan quickly? Maggs & Allen have specialist Independent Brokers who can arrange residential and commercial finance on all types of property. Contact the Auction Team today to be put through to our mortgage and loan experts on 0117 9734940 or email admin@maggsandallen.co.uk

BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,800 plus VAT (£2,160 inc VAT) buyer's premium payable upon exchange of contracts.

*GUIDE PRICE

Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

PROXY, TELEPHONE & ONLINE REMOTE BIDDING

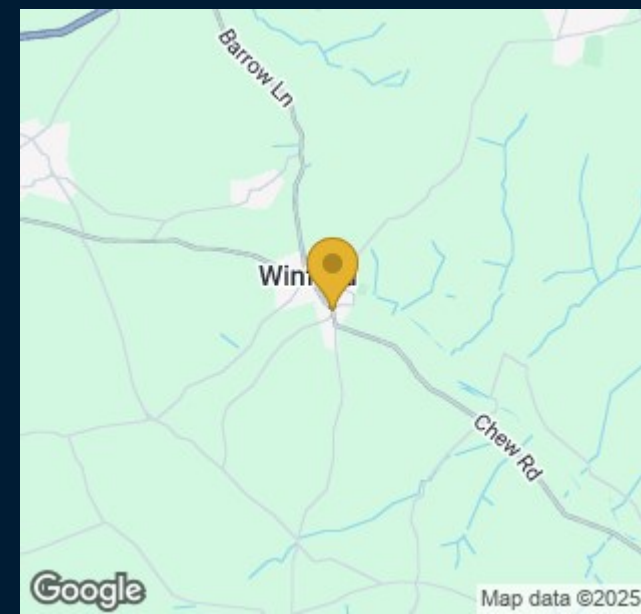
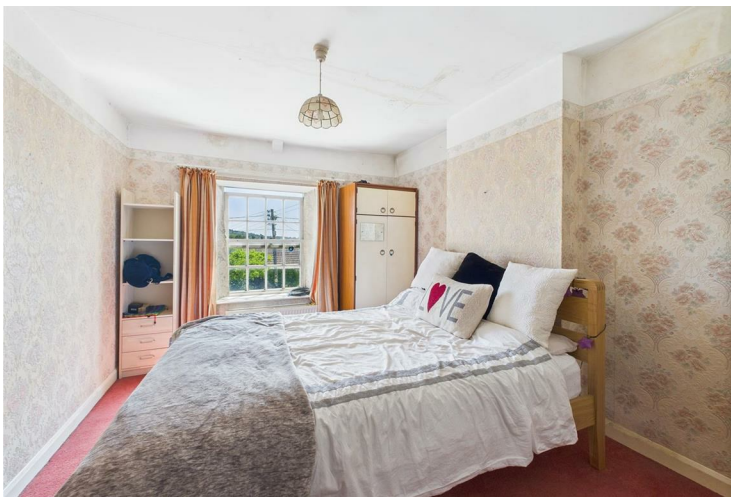
The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility bill stating the home address of the purchaser) and a bank transfer for the Preliminary Deposit must be received no later than 24 hours before the date of the auction.

PRELIMINARY DEPOSITS

The Preliminary Deposit required for each lot you wish to bid for is £5,000.

If you bid is successful, the balance of the deposit monies and Buyer's Premium (£1,800 plus VAT) must be transferred to our client account within 24 hours of the auction sale. If you are unsuccessful at the auction, your Preliminary Deposit will be returned to you within 5 working days.

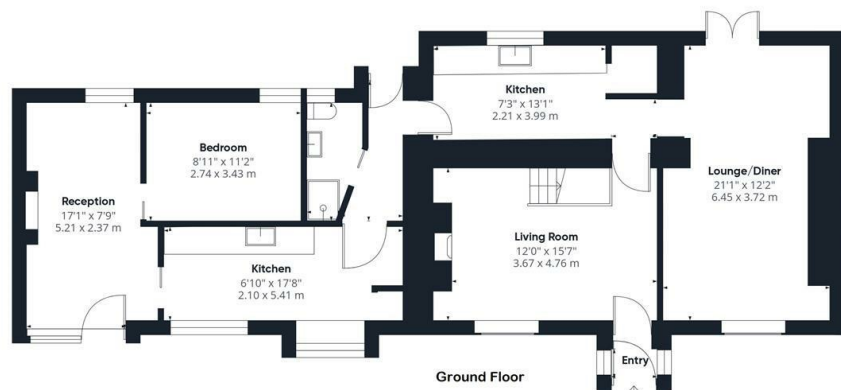




Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.



First Floor



Ground Floor

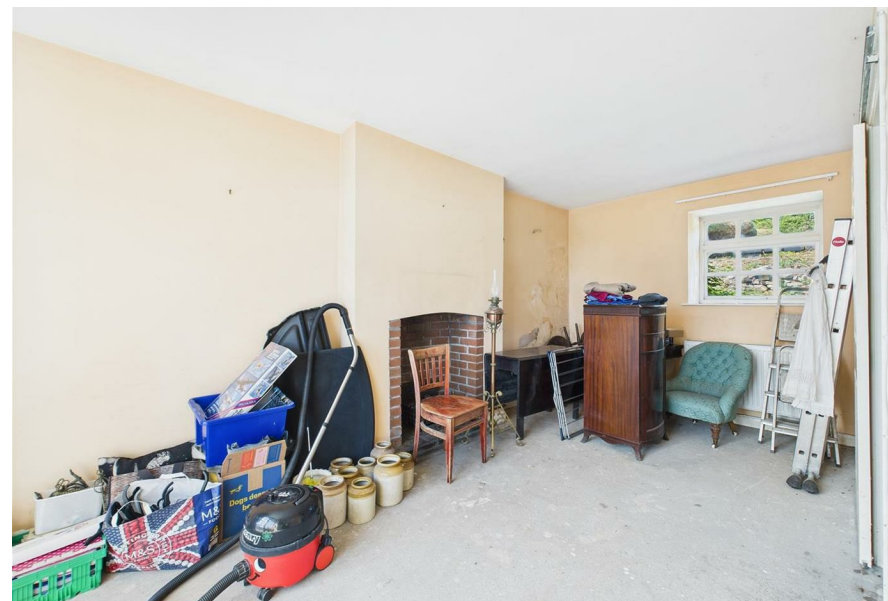
Approximate total area[®]

1591 ft²
147.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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