



MAGGS  
& ALLEN

WINDYRIDGE CATBRAIN LANE

BRISTOL, BS10 7TJ

£550,000



A spacious and well-presented four-bedroom cottage blending period charm with modern living. Located in a quiet area with a generous plot, parking, and original features.

## Approach

From Catbrain Lane, the property sits towards the end of a single track road, offering a sense of privacy. A large, metal gate opens onto a large, block-paved driveway offering parking for multiple vehicles as well as a seating area to enjoy the late-evening sun. There is also a large double garage, which features a motorised up-and-over door and benefits from light and power.

## Ground Floor

Upon entering, you are welcomed by a bright vestibule and entrance hallway, leading to two generous reception rooms and a well-appointed kitchen. The main reception is a spacious, double-aspect room, featuring a beautiful decorative fireplace and French patio doors that open to the garden—creating a perfect space for relaxation or entertaining.

The kitchen is thoughtfully designed with a range of modern wall and base units, complemented by stylish worktops. It includes integrated appliances such as an electric hob, extractor hood, oven and ceramic sink, with additional space and plumbing for further appliances. A separate dining area provides the perfect setting for formal meals; dressed in a cottage-style with a wood-burning stove and large window overlooking the rear garden.

Completing the ground floor is a luxurious four-piece bathroom suite comprising a push-button WC, wash hand basin, shower enclosure with glass doors, a freestanding roll-top bath, and a chrome-effect heated towel rail.

## First Floor

Upstairs, you will find four sizeable bedrooms - all benefiting from ample space for furniture, as well as a pleasant, rural view. There is also a recently-modernised WC on this floor, comprising a toilet and sink.

## Rear Garden

The beautifully landscaped, south-facing garden features a raised decking area which is accessible straight from the lounge, along with expansive lawned areas, mature shrubs, and well-established plants, offering a peaceful and picturesque outdoor retreat. The perimeters are bordered by trees and mature shrubs, ensuring privacy throughout the outside space.

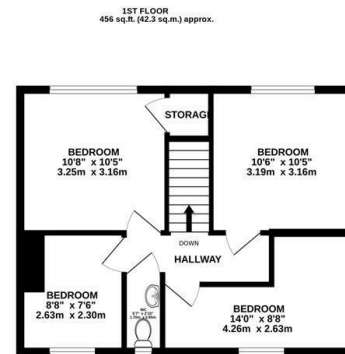
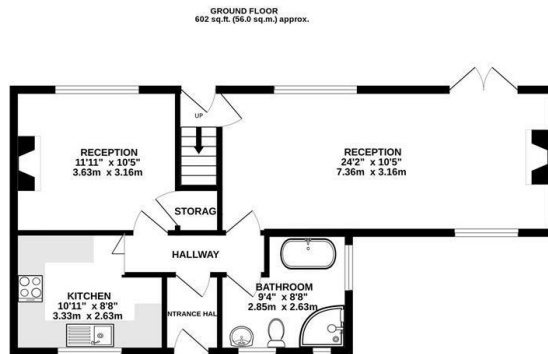
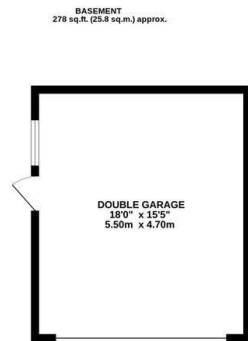
## Location

Cribbs Causeway is a prominent shopping and retail destination located just north of Bristol, England. It is home to the Mall at Cribbs Causeway, a large, modern shopping center that offers a wide variety of stores, dining options, and entertainment facilities, making it one of the largest shopping complexes in the Southwest of England. The area is also home to a variety of retail parks, including popular stores such as IKEA, Marks & Spencer, and Next, as well as leisure attractions like a cinema, restaurants, and fitness centers.

In addition to being a retail hub, Cribbs Causeway is easily accessible via major roadways, including the M5 motorway, and serves as a key transport interchange for the surrounding area. Its spacious layout, ample parking, and wide range of services make it a popular destination for both local residents and visitors from further afield.

Cribbs Causeway is also known for its surrounding green spaces and its proximity to nature reserves, making it a great place to enjoy both shopping and outdoor activities.





**TOTAL FLOOR AREA : 1336 sq.ft. (124.1 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.  
Made with Metropix ©2025

- Spacious four-bedroom end-of-terrace cottage
- Built circa 1850 with retained original features
- Two reception rooms including a bright living area with French doors
- Modern fitted kitchen with integrated appliances and separate dining area
- Ground floor four-piece bathroom with freestanding roll-top bath
- Four generous bedrooms and additional first-floor WC
- Large plot with south-facing garden, decked patio, and mature landscaping
- Ample off-road parking with driveway and double garage
- Privately owned solar panels

**Guide Price:** £550,000

**Tenure:** Freehold

**Council Tax Band:** C

**EPC Rating:** C

**Local Authority:** South Gloucestershire Council

**Viewing:** By appointment only.

**Contact Us:** 0117 949 9000

**Important Notice:** This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.







60 Northumbria Drive, Henleaze, Bristol, BS9 4HW  
 0117 949 9000  
[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk) | [agency@maggsandallen.co.uk](mailto:agency@maggsandallen.co.uk)



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.