



Salem Road, Winterbourne, Bristol BS36
£375,000

Four-bed semi | Freehold



You have probably heard the expression "you can't see the wood for the trees". Sometimes, it's a good way to describe properties that need a little thought and imagination to see past what's in front of you, and appreciate what could be created. To help this process, we have used ChatGPT to virtually re-imagine the rooms to give an idea of what you could create. The house is a four-bedroom semi in a quiet location in this very popular village, within an 18-minute walk of Winterbourne Academy, and even closer to Elm Park primary school. It does require t.l.c., inside and out, but the space is excellent and this will prove to be an exciting opportunity for somebody!

A Brief History of Winterbourne

The village behind the property

Long before Bristol existed...

People have lived around Winterbourne for thousands of years.

The surrounding hills contain evidence of prehistoric farming, while the nearby Roman road between Sea Mills and Gloucester passed only a few miles to the west. By Saxon times, a small farming settlement had become established around a stream that flowed more strongly during the winter months.

That stream gave the village its name.

"Winterbourne" literally means "winter stream." The name appears in the Domesday Book of 1086 as "Wintreborne".

The medieval village

For centuries, Winterbourne was a small agricultural community.

The heart of the village centred on St Michael's Church, parts of which date back to the thirteenth century, although there may have been an earlier Norman church on the site. During the 1300s, Sir Thomas de Bradeston transformed the church into one of the finest parish churches in Gloucestershire, adding monuments that can still be seen today.

Most villagers earned their living through:

- * Farming
- * Sheep grazing
- * Orchards
- * Cider making
- * Market gardening

The surrounding countryside would have looked remarkably familiar to today's visitors, with hedged fields, winding lanes and scattered farmsteads.

Coal, quarries and industry

Although Winterbourne remained largely rural, the surrounding area became surprisingly industrial.

Just to the east lay the coal mines of Coalpit Heath, part of the great Bristol Coalfield. Throughout the eighteenth and nineteenth centuries, hundreds of local men worked underground.

Nearby were:

- * Stone quarries
- * Brickworks
- * Lime kilns
- * Small engineering works

Many miners and craftsmen lived in Winterbourne itself, giving the village a more diverse economy than many neighbouring Gloucestershire villages.

The Methodists and Salem

The area around today's Salem Road owes its name to Salem Methodist Chapel.

Methodism arrived remarkably early in Winterbourne. John Wesley himself preached here several times, including in 1787 when he preached on the site where the first Methodist preaching house was built. The chapel remains one of the oldest Methodist chapels in the Bristol District and became an important focal point for this end of the village.

As housing spread during the twentieth century, the surrounding road naturally became known as Salem Road.

From farms to family homes

Until after the Second World War, much of modern Winterbourne was still farmland.

As Bristol expanded during the 1950s and 1960s, Winterbourne became increasingly popular with commuters wanting village life within easy reach of the city.

Many of the houses around Salem Road date from this period.

The result is an attractive neighbourhood characterised by:

- * Established gardens
- * Generous plots
- * Mature trees
- * Quiet residential roads

rather than the higher-density developments seen in many modern housing estates.

A village with its own identity

Despite being only a few miles from Bristol, Winterbourne has always retained a strong sense of community.

Older residents still remember:

- * Village shops serving everyday needs
- * The baker delivering fresh bread
- * Milk arriving by horse and cart
- * Walking almost everywhere rather than driving
- * Buying sweets from the little shop opposite Salem Chapel

Although the village has grown considerably, it has managed to retain much of its original character and community spirit.

Nature on the doorstep

One of Winterbourne's greatest attractions is its beautiful setting.

Within walking distance are:

- * The River Frome valley
- * Bradley Brook
- * The Gully woodland
- * Open countryside
- * Numerous public footpaths

These green spaces have changed remarkably little over the centuries and continue to give Winterbourne its distinctive rural feel.

Winterbourne today

Today, Winterbourne successfully combines the best of both worlds.

Residents enjoy excellent access to Bristol while benefiting from:

- * Highly regarded schools
- * A thriving village community
- * Independent shops and businesses
- * Historic buildings
- * Attractive countryside
- * A wide range of clubs, societies and sporting organisations

It remains one of South Gloucestershire's most desirable villages because it offers something increasingly rare: a genuine village atmosphere within easy reach of one of the country's most vibrant cities.

Did you know?

- * Winterbourne is mentioned in the Domesday Book of 1086.
- * Its name literally means "winter stream", referring to the seasonal watercourse that gave the village its identity.
- * John Wesley preached in Winterbourne on several occasions, including at the foundation of Salem Chapel in 1787.
- * Much of the land around Salem Road remained farmland until the middle of the twentieth century.
- * Today, Winterbourne is one of South Gloucestershire's most sought-after villages, combining historic charm with excellent transport links and modern amenities.

Prepared by Haighs Estate Agents – because every home has a story, and every village has one too.

Council Tax Band: Band D (2467.65 per annum 2026/27). (South Gloucestershire Council)

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Enclosed Garden, Front Garden, Private Garden, Rear Garden

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

GROUND FLOOR:

Porch

Full-height frosted windows to front and side, plus front door to match; tiled floor; double-glazed door and side panel into...

Entrance Hall

w: 5' 8" x l: 11' 10" (w: 1.73m x l: 3.61m)

Staircase, with metal banisters under wooden handrail, and additional rail on other side, rising to first floor, over recessed storage area; radiator.

Kitchen

w: 10' 2" x l: 11' 10" (w: 3.1m x l: 3.61m)

Double-glazed window to front; fitted base and wall units, in light oak finish, with timber-effect worktops; double-bowl single-drainer stainless steel sink with mixer tap; electric cooker panel; plumbing for washing machine; laminate flooring.

Living Room

w: 21' 8" x l: 10' 1" (w: 6.6m x l: 3.07m)

Almost a full-width room; double-glazed window into Conservatory at rear; stone fireplace, surround and hearth, with non-functioning Parkray solid-fuel boiler stove; laminate flooring; sliding door to Side Lobby; opening into...

Dining Room

w: 5' 9" x l: 9' 3" (w: 1.75m x l: 2.82m)

Double-glazed window to rear; laminate flooring; double-glazed patio doors into...

Conservatory

w: 14' 2" x l: 8' 11" (w: 4.32m x l: 2.72m)

Double-glazed under translucent plastic roof; tiled floor.

Side Lobby

Double-glazed door to side; fitted cupboard; door into...

WC

Frosted window into Conservatory.

FIRST FLOOR:

Landing

w: 9' x l: 2' 8" (w: 2.74m x l: 0.81m)

Loft hatch.

Bedroom One

w: 11' x l: 11' 11" (w: 3.35m x l: 3.63m)

Double-glazed window to front; twin fitted double wardrobes; built-in shelved cupboard; radiator.

Bedroom Two

w: 10' 4" x l: 11' 10" (w: 3.15m x l: 3.61m)

Double-glazed window to front; built-in shelved cupboard; built-in airiong cupboard housing lagged tank and shelving.

Bedroom Three

w: 9' 11" x l: 10' (w: 3.02m x l: 3.05m)

Double-glazed window to rear; laminate flooring; radiator.

Bedroom Four

w: 7' x l: 10' (w: 2.13m x l: 3.05m)

Double-glazed window to rear; open fitted wardrobe and shelf units.

Shower Room

w: 6' 11" x l: 6' 10" (w: 2.11m x l: 2.08m)

Frosted double-glazed window to rear; white w.c., pedestal wash basin with mixer tap, and raised walk-in shower area with Triton Cara shower, overhead spray and glazed screen; tiled walls; tiled

flooring; wall-mounted mirrored cabinet.

EXTERNAL:

Front Garden

Walled to one side, otherwise fenced surroundl plentiful flowers, roses and shrubs including mature buddleia ("butterfly bush"); tarmac drive-in with potential to park one car, leading to...

Garage

w: 8' 2" x l: 15' 7" (w: 2.49m x l: 4.75m)

Integral; up-and-over door; at time of writing this description we have been unable to access the garage, so the measurements shown are an estimate.

Rear Garden

Currently overgrown and in need of clearance; using Google Maps we estimate the garden to be close to 35ft long (approx 10 metres), but this is not guaranteed.

GENERAL:

Tenure

Freehold.

Council Tax Band

Band D (2467.65 per annum 2026/27).

IMPORTANT:

These particulars do not constitute nor form part of any offer of contract, nor may they be regarded as representative. Measurements are approximate. No services, appliances or fittings described in these particulars have in any way been tested by Haighs and it is therefore recommended that any prospective buyer satisfies themselves as to their operating efficiency before proceeding with a purchase. Photographs are used only to give an impression of the general size and style of the property, and it should not be assumed that any items shown within these pictures (internal or external) are to be included in the sale. Prospective purchasers should satisfy themselves of the accuracy of any statements included within these particulars by inspection of the property. Anyone wishing to know specific information about the property is advised to contact Haighs prior to visiting the property, especially if in doing so long distances are to be travelled or inconvenience experienced.

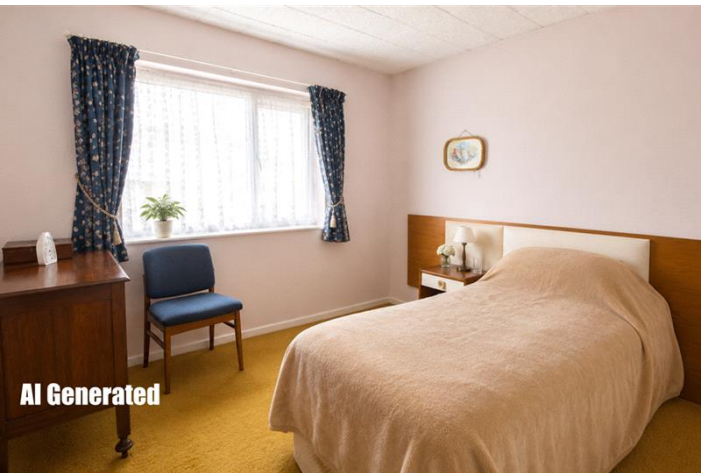
INTERESTED?

If you would like to submit an offer to purchase this property, subject to contract, please contact Haighs. In order for us to process your offer and to give our clients our best advice, we will require evidence of how you intend to fund your proposed purchase, and we may ask you to discuss, without initial cost or obligation, your proposal with an Independent Financial Adviser of our choosing for further verification. Should your offer prove to be acceptable, subject to contract, we will need to see identification documentation in line with Money Laundering Regulations.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.





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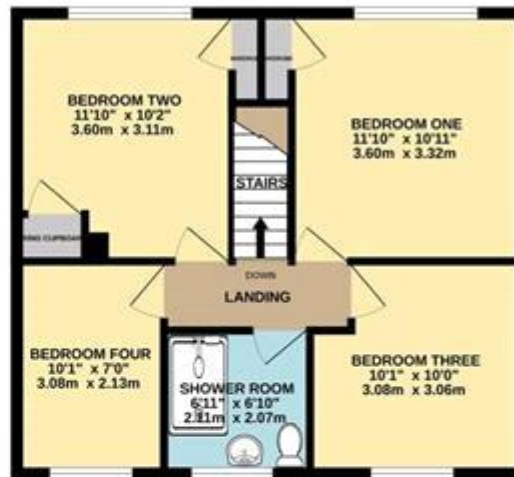


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GROUND FLOOR
772 sq.ft. (71.8 sq.m.) approx.



1ST FLOOR
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA: 1295 sq.ft. (120.3 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	64
(39-54)	E	42
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.