

Milburys
SALES LETTING MANAGEMENT



Holbrook Cottage, Dyers Lane, Iron Acton, South Gloucestershire BS37 9XS

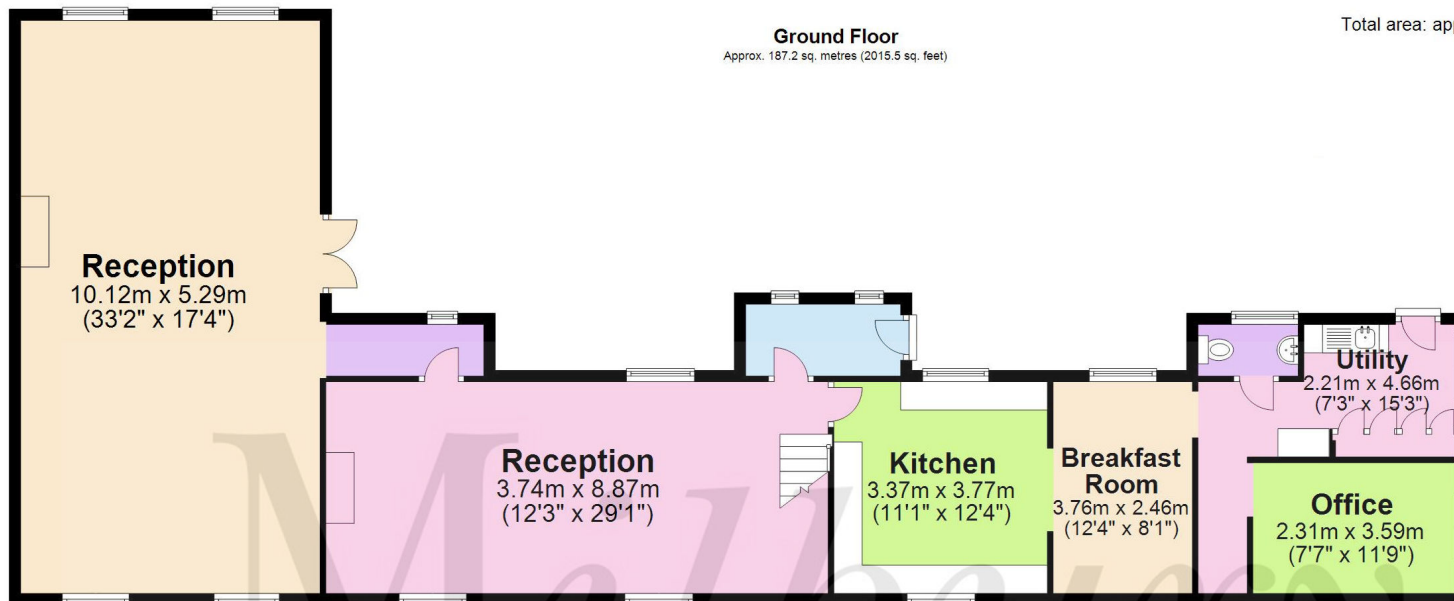
£925,000

Ground Floor

Approx. 187.2 sq. metres (2015.5 sq. feet)

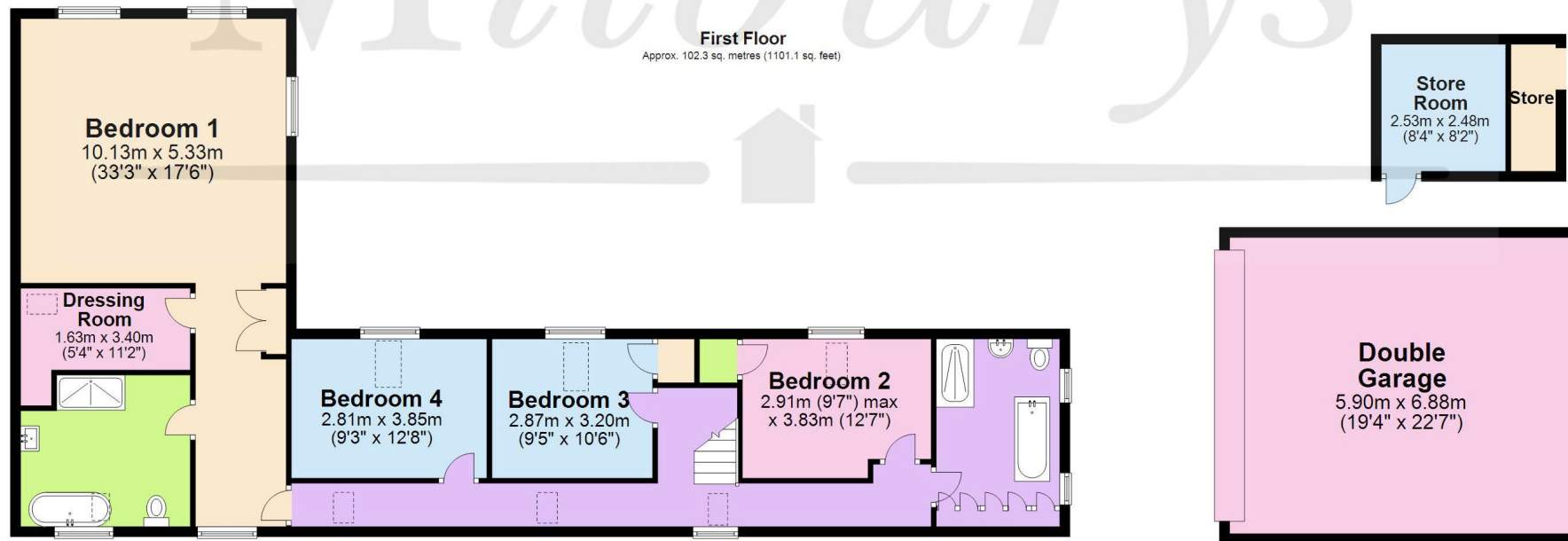
Total area: approx. 289.5 sq. metres (3116.6 sq. feet)

For illustrative purposes only. Not to scale.
Plan produced using PlanUp.



First Floor

Approx. 102.3 sq. metres (1101.1 sq. feet)



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Set in a wonderful semi-rural location, Dyers Lane is a lovely country lane speckled with individual cottages and detached homes. Holbrook Cottage was formerly two cottages and believed to date back to 1860. The immaculately presented home is a credit to its current owners and accessed via double electric gates which lead onto a large driveway and a detached double garage which is tucked away at the end of the plot. This generous cottage offers a flexible layout with the ground floor providing an entrance hall, a huge dual aspect reception room with wood burner, bespoke bar area and a large dining space. This leads through to a colossal living room - again with dual aspect - which has a feature fireplace and French doors leading to the rear garden. Then a modern kitchen comes with integrated appliances and granite worktops, this connects to a pretty breakfast area, then you will find a generous utility room with oodles of storage and a separate study. The first floor is filled with natural light courtesy of the multiple skylights that have been added. The master bedroom is presented as a complete suite; a stunning room with walk-in wardrobe and a spacious ensuite bathroom. The three other double bedrooms come with built-in wardrobes and are elegantly decorated, whilst the stunning family bathroom has been fitted with a roll top bath, walk-in double shower and stylish fitted storage. Moving outside a picturesque rear garden is stocked with mature trees and beautifully landscaped with several seating areas and attractive planted borders. Laid mainly to lawn, the garden backs onto open fields and has some lovely views. There is also a large patio/seating area plus a handy outbuilding, summer house and log store. A handsome 'one off' property with great proportions!

Situation

Dyers Lane is found on the outskirts of the picturesque village of Iron Acton which is located between the market town of Chipping Sodbury and the villages of Winterbourne and Frampton Cotterell. The village itself has a charming conservation High Street with many period properties, plus there are beautiful countryside surroundings including the Frome Valley River Walkway. It benefits from its own primary school, village green with traditional Maypole, church, village hall, children's play area, tennis courts, two public houses and of course the annual 'Proms in the Meadows'! Nearby there is also the garden centre with its own coffee shop. Adjacent to the church the beautiful Old Rectory is now a private therapy clinic offering a range of treatments. There are excellent road links to all the shops and facilities found in nearby Yate, plus to Bristol and the motorway junctions for the M32/M4 and M5. The M4 junction is approx 6.9 miles away whilst Bristol Parkway Railway Station is approx 6.6 miles from the village.

Property Highlights, Accommodation & Services

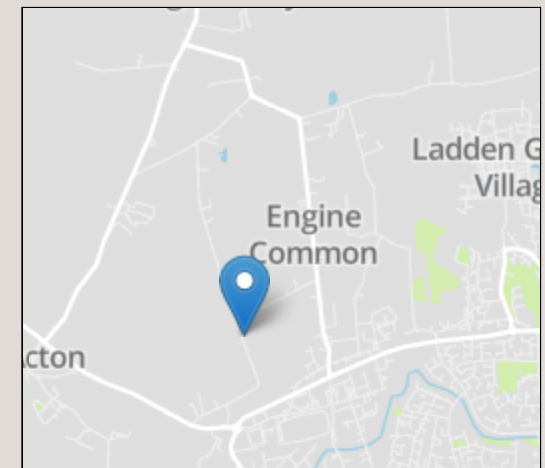
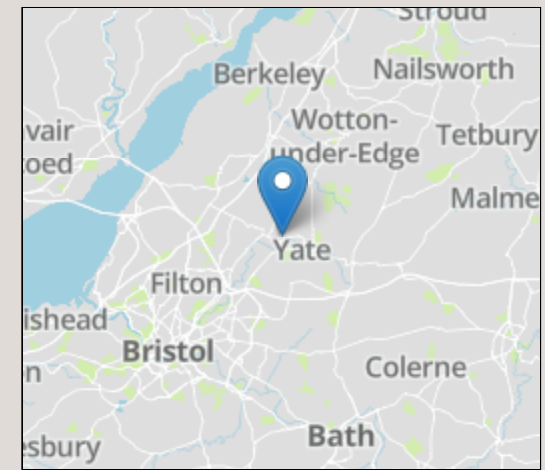
- Impressive Detached Family Home - Presented in Immaculate Condition
- Countryside Setting
- Large Driveway with Parking for Several Vehicles
- Oversized Detached Double Garage
- 4 Large Double Bedrooms
- Huge Family Reception Room with Views across the Garden
- Utility Room and Study
- Large Master Bedroom with Ensuite and Walk-In Wardrobe
- Private Drainage / Treatment Plant Plus Oil Central Heating
- Council Tax Band - G, South Gloucestershire Council

Directions

From The Fox Public House on Goose Green Way, turn onto North Road and then take the second turning on your left into Mission Road. Continue along this road until the end, then turn left onto Dyers Lane where Holbrook House will be the first house on your left.

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

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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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	2002/91/EC

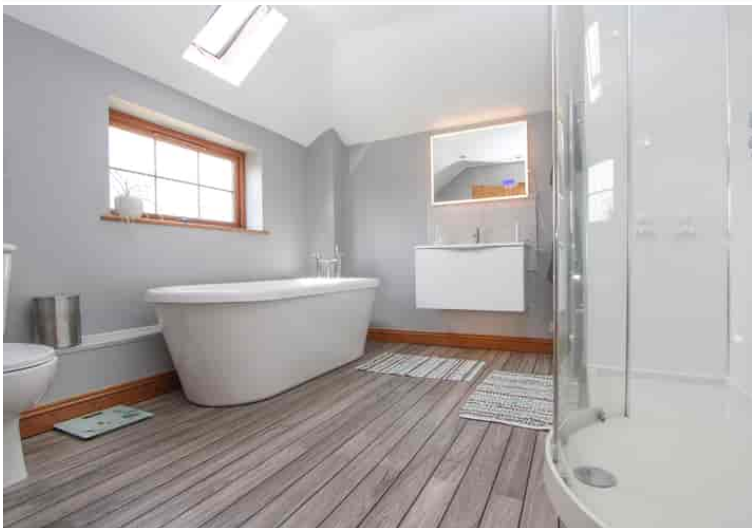




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