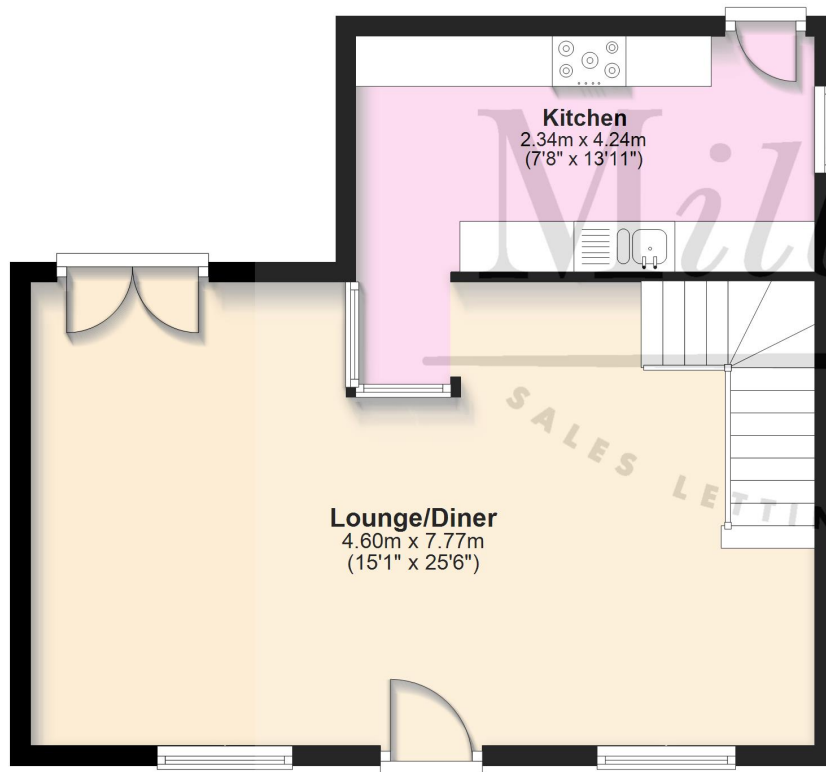




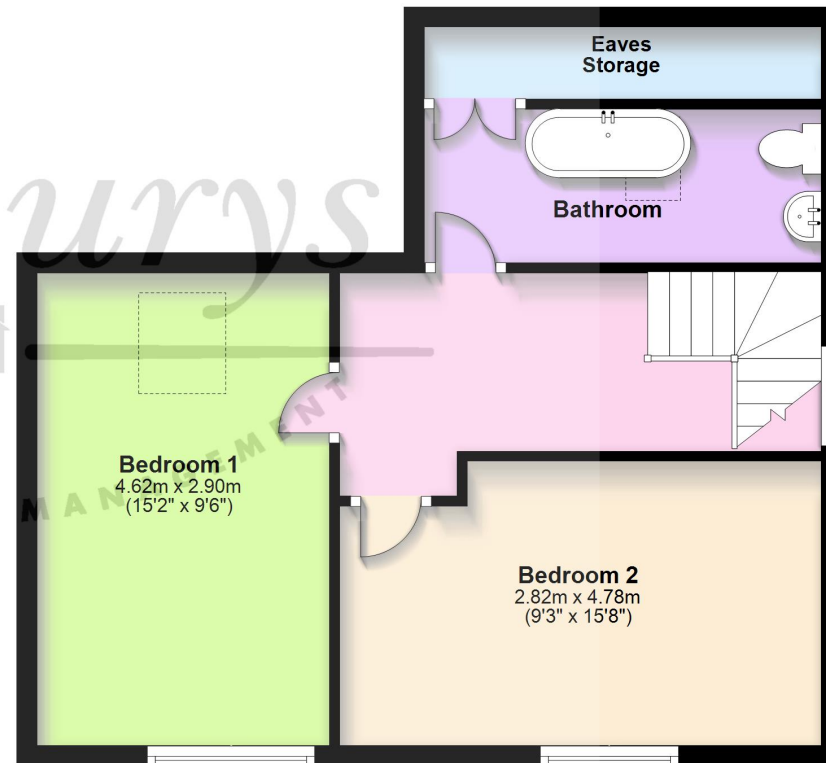
Ground Floor

Approx. 46.4 sq. metres (500.0 sq. feet)



First Floor

Approx. 45.8 sq. metres (493.4 sq. feet)



Total area: approx. 92.3 sq. metres (993.3 sq. feet)

For Illustrative Purposes Only. Not to Scale.
Plan produced using PlanUp.

7 The Stable Yard, Petty France, South Gloucestershire GL9 1EG

Set within a lovely private courtyard of just 7 restored barns and stables, this charming 2 bedroom property boasts plenty of character and charm. The Stable Yard - which is protected by its Grade II Listing - is surrounded by beautiful countryside and has direct access from the communal gardens onto public footpaths. Also there are nearby bridleways and paths found just opposite on the beautiful Beaufort Estate. The stables and barns were subject to detailed restoration some years ago using traditional materials such as crafted oak beams and incorporate LPG central heating and a private sewage filtration system (which caters for the 7 barns and 3 neighbouring properties with shared maintenance). Number 7 is at the end of the terrace and offers parking in the communal rear car park for 2 cars, plus there is guest parking in the stable yard itself. Once Inside, the main reception room feels spacious and light as boasts a high ceiling with exposed beams, plus there is a door onto a small private rear courtyard. The kitchen is located at the rear which also has access to the rear courtyard area and parking. Upstairs has 2 double bedrooms and an attractive main bathroom featuring a roll top bath. There is a lovely, well maintained communal lawn with pond which stretches some distance from the Stable Yard so plenty of space for picnics and dog walking. It is accessed via a pedestrian 'walkthrough' from the front courtyard, plus from the parking area and it borders open countryside. The cottage is offered for sale with No Onward Chain! Management Fees of £75 PCM apply for maintenance of all communal aspects.

Situation

Petty France is an attractive hamlet situated on the A46, surrounded by countryside and close to the villages of Hawkesbury Upton and Didmarton. It provides ideal access to Bristol (the city centre being 19 miles away, some circa 30 minutes with no traffic) and Bath (15 miles away, circa 30 minutes drive). The M4 Junction 18 is approx. 7 miles away whilst the beautiful Cotswold countryside is literally on its doorstep with a number of footpaths and bridleways. Likewise the Badminton Estate borders Petty France so the location will certainly appeal to those with equestrian interests. Westonbirt Arboretum and Westonbirt Independent School are only a short drive as is the historic market town of Tetbury, whilst Stroud has a direct rail link to London Paddington and is approx. 25 minutes drive North. The Bodkin House Hotel is in the centre of the village and has a restaurant, public bar and attractive gardens.

Property Highlights, Accommodation & Services

- NO CHAIN!!
- Character Accommodation And Period Features
- Two Double Bedrooms
- Large Reception Room with High Ceilings
- Non Estate, Semi Rural Position
- Surrounded by Countryside with Many Walks and Bridleways Nearby
- Parking Via Secure Electric Gates
- Courtyard Garden to the Rear
- LPG Central Heating and Private Drainage
- Council Tax Band - D - South Gloucestershire Council

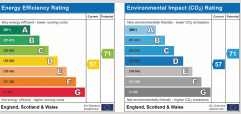
Directions

From Chipping Sodbury head North on the A46 for circa 5 minutes and you will arrive at Petty France. Keep driving until you see The Stable Yard which is opposite The Bodkin House Hotel.

Local Authority & Council Tax - South Gloucestershire Council - Tax Band D

. Tenure - Freehold

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



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