



Elm House, Main Road, Easter Compton, South Gloucestershire, BS35 5RJ

£515,000

Elm House, Main Road, Easter Compton,
 South Gloucestershire, BS355RJ
 Internal Area (Approx)
 166.80 Sq.M / 1795.10 Sq.Ft
 For identification only. Not to scale.
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This lovely semi-detached period home is situated just inside the entrance to the village, identified by the impressive pine trees to the front. The entrance and driveway rises up between mature hedges to the parking area, turning space and garage/workshop just outside the entrance door. Elm House has a generous south-west facing plot with mature lawned gardens to both front and rear, complemented by elevated views from the end of the garden, looking back over the house and beyond. Fantastic and practical family space with separate lounge and dining rooms, a large dual-aspect kitchen/dining/family room - the real 'hub' of the home - and a ground floor cloakroom. Upstairs there are three double bedrooms and a smart family bathroom - with both a bath and a separate shower cubicle. Practical benefits include gas central heating and an Upvc double-glazing. In our opinion, a very well presented and well cared for family home, in a village setting convenient for Bristol, the M4/M5 interchange and The Mall - amongst many other attractions!

Situation

Easter Compton is approximately 1.5 miles from junction 17 of the M5 giving commuters access to Bristol, the south west, Gloucester and the M48 to Wales. For rail commuters the railway station at Severn Beach is 2.2 miles distance. Local facilities in the village include The Fox public house, a farm shop and café plus a general store. Primary Schools can be found in Lower Almondsbury and Pilning. The Mall and Cribbs Causeway Retail Park is 1.8 miles way with its excellent range of shopping, restaurants and entertainment facilities. The village enjoys an Annual Carnival in the summer. Leisure pursuits include The Bristol Zoo Project and for the more active, The Wave – an inland-surfing destination both within easy reach.

Property Highlights, Accommodation & Services

- Semi-Detached, Extended Period Home
- Generous Plot With Garage/Workshop And Parking
- Lawned Gardens With South-Westerly Rear Aspect
- Elevated Village Outlook
- Separate Lounge And Dining Rooms
- Dual-Aspect Kitchen/Dining/Family Room
- Three Double Bedrooms
- Smart Family Bathroom With Separate Shower Cubicle, Cloakroom
- Gas Central Heating, Double-Glazing
- Convenient M4/M5 Interchange, The Mall, Aztec West

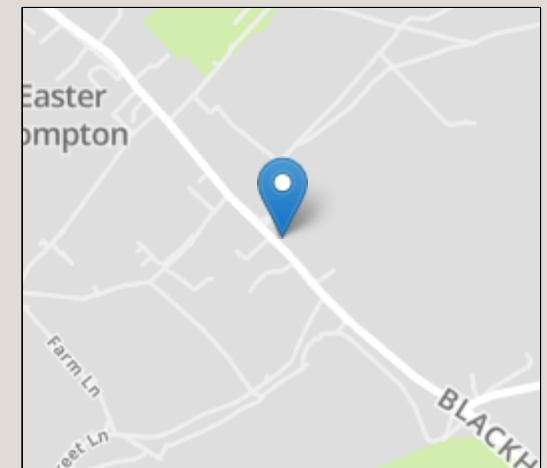
Directions

From J17 of the M5 take the B4055 northwest towards Easter Compton. Proceed down the hill towards the village and Elm House can be found on the left hand side - look out for the impressive pine trees!

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

Tenure - Freehold

Contact & Viewing - Email: thornbury@milburys.co.uk Tel: 01454 417336



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	69
		82	

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