





Total Area: 210.9 m² ... 2270 ft²
This plan is for illustrative purposes only and should only be used as such.
Not to Scale



Turnpike House Old Gloucester Road, Winterbourne, South Gloucestershire BS36 1RU

A beautifully maintained and loved detached country cottage (formerly a Turnpike cottage) with a semi-rural position, surrounded by picturesque open fields. Owned for 17 years by the sellers who over time have substantially extended and improved the property which now offers a fantastic oak reception room looking over a beautiful rear garden plus a triple garage which has a one bedroom annexe / guest accommodation / 'work from home space' over it. We are informed there is also permission to convert the garage section below into a home for an independent relative if wanted. Just a short drive from the cottage will take you to the villages of Winterbourne and Frampton Cotterell so amenities and schooling are close at hand. The accommodation in brief comprises of a feature oak beamed lounge, large dining room, study, downstairs WC and beautifully fitted kitchen with larder cupboard. Upstairs has 2 double bedrooms and a bathroom. On the outside there are private gardens that are well tended and include a Victorian style growing/green house. The annexe is accessed by an outside staircase with small balcony area which then leads into a lovely light open plan room with its own small shower room and WC. Underneath a large triple garage with 3 oak double doors leading into a fabulous workshop as well as providing secure parking at home. The property has also had a replaced Klargester system (private drainage) installed circa 2022, plus it was re-roofed circa 4 years ago. North Bristol and Parkway Railway station are easily reached as are the nearby towns of Yate, Chipping Sodbury and Thornbury - ideal for 'big shops' - whilst the M4 and M5 are easily accessed from M5 Junction 16.

Situation

The village of Winterbourne is located just a short commutable distance from the North East of Bristol and enjoys easy access to countryside surrounds, including the pretty Frome Valley Walk which meanders through the picturesque woods in Winterbourne Down. The High Street has a selection of local shops and in addition to nursery and toddler groups there is Elm Park and St Michaels C of E Primary Schools, plus Winterbourne Academy (state secondary school). There is excellent commuting to Bristol due to Winterbourne being only 7 miles from Bristol City centre, 2.7 miles from Parkway Train Station and 2.2 miles to the Hambrook Junction (J1) of the M32. (M4 Junction 19).

Property Highlights, Accommodation & Services

- Detached Home Surrounded by Open Fields
- Beautifully Presented and Maintained Character Cottage
- Fantastic Oak Extension with Feature Beams
- Large Separate Dining Room, Lovely High Quality Fitted Kitchen Plus Study Downstairs
- Downstairs Guest Cloakroom
- Two Double Bedrooms and Family Bathroom Upstairs
- Fantastic Triple Garage with One Bedroom Annexe Over (Informed Planning Agreed for Full Conversion)
- LPG Gas Central Heating and Private Drainage – Klargester Installed circa 2022
- Informed Re-roofed circa 4 Years Ago Plus Oak Extension in 2012
- Council Tax Band E - South Gloucestershire Council

Directions

Follow Perrinpit Road from the traffic lights / crossroads on the Bristol Road until it reaches the junction on the Old Gloucester Road. Turn right and after a very short distance you will see Turnpike House on your left (on the junction of Gaunt's Earthcott Lane).

Local Authority & Council Tax – South Gloucestershire Council – 01454 868686 – Tax Band F

IMPORTANT NOTICE Milburys Estate Agents Ltd, their clients and any joint agents give notice that they have not tested any apparatus, equipment, fixtures, fittings, heating systems, drains or services and so cannot verify they are in working order or fit for their purpose. Interested parties are advised to obtain verification from their surveyor or relevant contractor. Statements pertaining to tenure are also given in good faith and should be verified by your legal representative. Digital images may, on occasion, include the use of a wide angle lens. Please ask if you have any queries about any of the images shown, prior to viewing. Where provided, floor plans are shown purely as an indication of layout. They are not scale drawings and should not be treated as such. Complete listings and full details of all our properties (both for sale and to let) are available at www.milburys.co.uk



