

Milburys

SALES LETTING MANAGEMENT



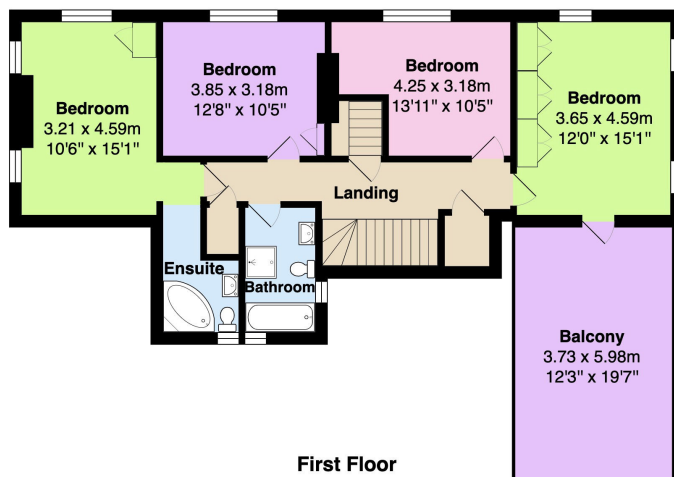
The Old Farm House, Tetbury Road, Old Sodbury, South Gloucestershire BS37 6RJ

£1,750,000

Main House

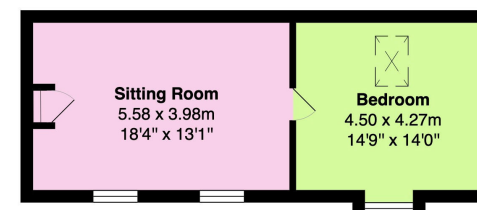


Second Floor
Area: 13.7 m² ... 147 ft²



First Floor
Area: 86.0 m² ... 925 ft²

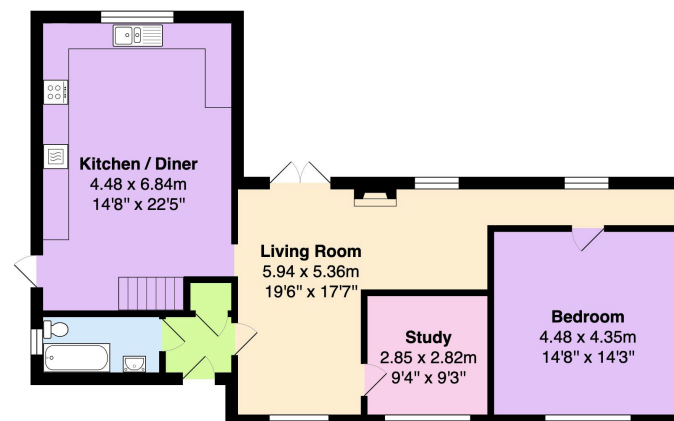
The Cottage



First Floor
Area: 43.2 m² ... 465 ft²



Ground Floor
Area: 148.6 m² ... 1599 ft²



Ground Floor
Area: 94.7 m² ... 1019 ft²

For illustrative purposes only. Not to scale.
All measurements are approximate.

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Situation

Property Highlights, Accommodation & Services

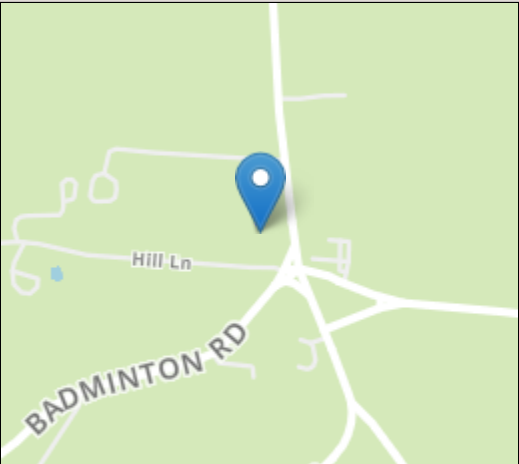
- The EPC for The Cottage is a D with Energy Rating figures of 55 Current and 82 Potential. • Main House - Council Tax band G
- The Cottage - Council Tax band B
- Both Properties Having Own Oil Central Heating Systems and Shared Private Drainage (Installed 2023)
- Roof on Main House Replace 2023 ?????

Directions

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

Tenure - Freehold

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

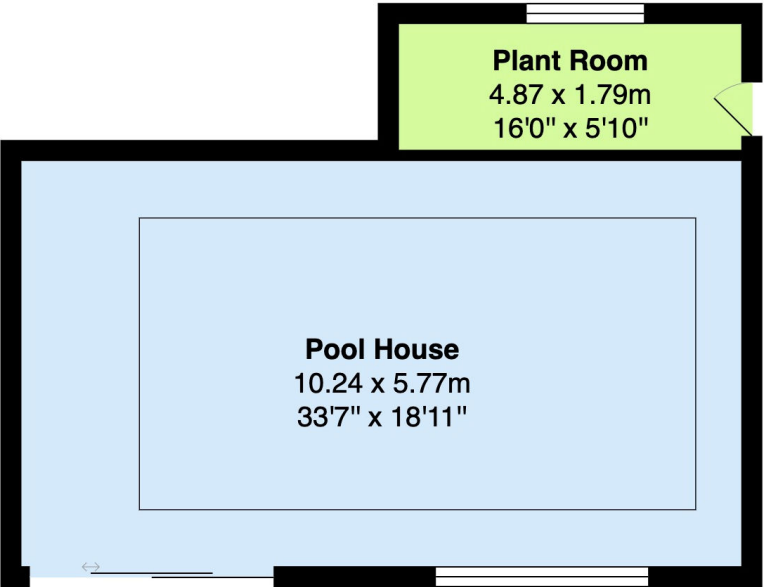


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	35	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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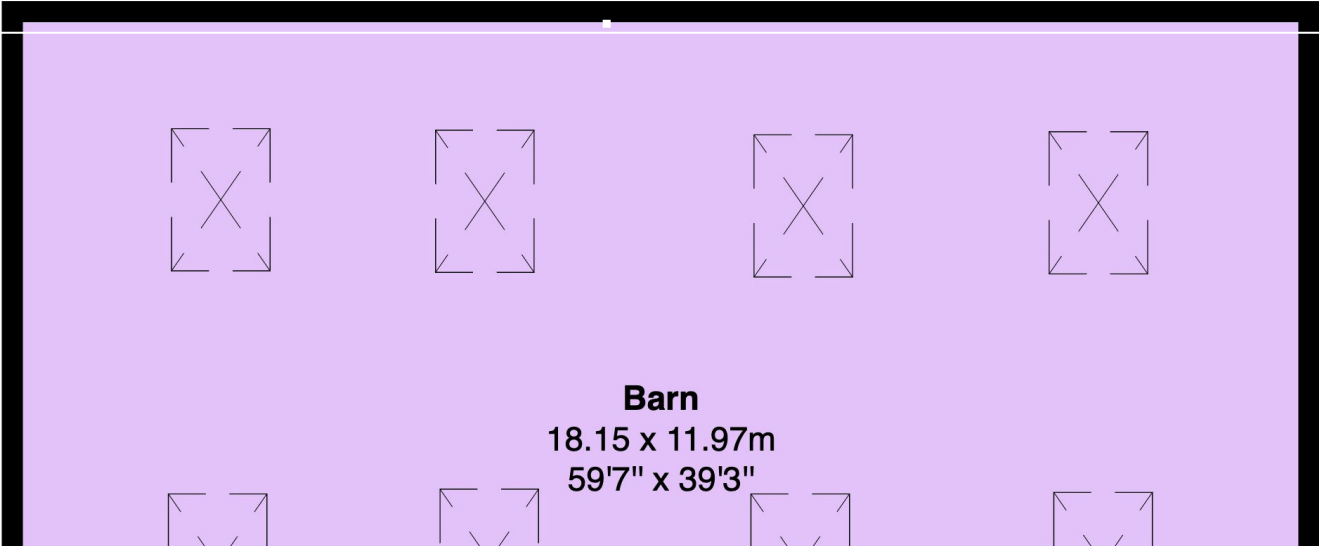
Outbuildings



Pool House
Area: 68.6 m² ... 738 ft²



Stable Block
Area: 19.7 m² ... 212 ft²



Barn
18.15 x 11.97m
59'7" x 39'3"

