

Total Area: 220.9 m<sup>2</sup> ... 2378 ft<sup>2</sup>  
This plan is for illustrative purposes only and should only be used as such.  
Not to scale.

# Wayside Cottage, Old Gloucester Road, Winterbourne, South Gloucestershire BS36 1RZ

Offered with NO ONWARD CHAIN, Wayside Cottage is a detached family home built from new in circa 2000 in the style of a lovely country cottage with an attractive stone façade. This impressive looking property is accessed from Old Gloucester Road via electric gates (shared with the neighbouring farmhouse) and then down a long gravel driveway, so has a lovely approach. Found on the Old Gloucester Road it has the most attractive countryside surrounds and some far reaching views from the property, yet benefits from an enviable location for commuters as just minutes drive to North Bristol and Bristol Parkway Railway Station! The other direction quickly takes you to neighbouring villages, particularly Winterbourne and Hambrook which have schools, amenities, public houses and local shops. The road networks are equally as convenient to get to as the A4174 Ring Road and M32/M4 junctions are easily reached. To the front of the property there is a large flat lawned garden which comes off from the driveway plus there is a large/oversized double garage which has power and lights. The garden is lovely and private with mature hedging surrounds and sides onto open countryside. Once inside the house you are welcomed by a large hallway from where you access a good size lounge with feature stone fireplace which then runs into a study/playroom. There is also a kitchen, utility room, guest WC and a separate dining room. Upstairs brings you 4 double bedrooms, the master bedroom being of a very good size and equally a large ensuite bathroom. There is also a family bathroom and a spacious landing.

## Situation

The village of Winterbourne is located just a short commutable distance from North Bristol and enjoys easy access to attractive 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 Saint Michaels C of E Primary Schools, plus Winterbourne Academy (state secondary school). There is excellent commuting to Bristol (and London Paddington Railway Station) from the village due to Winterbourne being just 2.7 miles from Parkway Train Station and 2.2 miles to the Hambrook Junction (J1) of the M32. (M4 Junction 19). The centre of Bristol is easily reached on the M32 as is only 7 miles away directly down the M32.

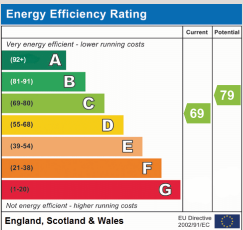
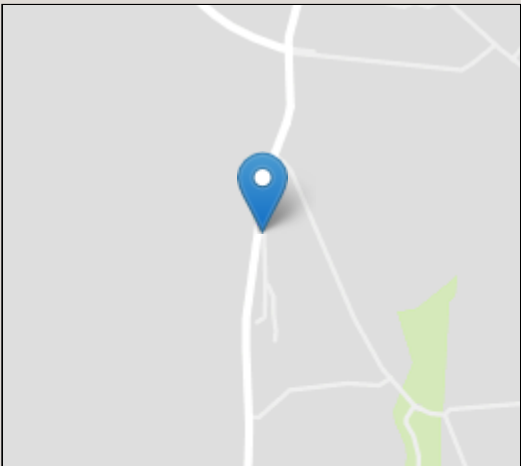
## Property Highlights, Accommodation & Services

- No Onward Chain!
- Attractive and Spacious Detached Family Home Located on Pretty Lane
- Surrounded by Attractive Countryside, Yet Just Minutes Drive to North Bristol and Bristol Parkway Station!
- Four Double Bedrooms with Large Bathrooms and Spacious Landing
- Good Size Lounge with Feature Stone Fireplace
- Separate Dining Room alongside Kitchen and Utility Room
- Large Flat Front Garden Laid to Lawn with Driveway and Turning Space for a Number of Cars
- Electric Gates Leading to Oversized Double Garage with Power and Lights
- Private Septic Tank Drainage and Oil Central Heating
- Council Tax Band E - South Gloucestershire Council

## Directions

From Chipping Sodbury follow the A4058 Bristol Road (toward Winterbourne) until you reach the traffic lights at Church Road/Perrinpit Road. Turn right and follow Perrinpit until you meet the Old Gloucester Road where you turn left. Wayside Cottage is 3 minutes drive (1.4 miles) from here. Look for the double wooden electric gates on your left.

**Local Authority & Council Tax** - South Gloucestershire Council - 01454 868686 - Tax Band E



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