

Total area: approx. 165.2 sq. metres (1778.2 sq. feet)

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Plan produced using PlanUp.



# Brooklyn Cottage, Feltham Road, Pucklechurch, South Gloucestershire BS16 9SH

Set in a beautiful semi-rural location, Brooklyn Cottage is situated on a quiet lane found just on the outskirts of Pucklechurch. This handsome property is fully detached and boasts 360 degrees countryside views. Modernized and now offering green credentials with solar panels, underfloor heating and new windows and doors, the property is approached via double electric gates where you will find a generous paved driveway and a detached double garage. Entering the cottage at the front there is an entrance hall, a large living room with triple aspect windows enjoying views over the rear garden and fields behind. Moving through the house, you will find a large dining hall with feature fireplace and working wood burner, a further reception room (currently a study) and a downstairs WC. Stretching the rear of the property is a beautiful John Lewis of Hungerford kitchen; a stunning bespoke design to maximize space and encourage views over the surrounding countryside. With feature 'Everhot' Range Cooker, integrated appliances, pantry cupboards, underfloor heating and quartz tops. Moving upstairs you will find 5 double bedrooms, all individually decorated with bags of personality. The master bedroom also comes with a lovely decked balcony to enjoy sunrise or sunsets. Then not one but TWO modern bathrooms! The garden offers a selection of mature planting, various seating areas and two freestanding garden rooms which are also ideal as work spaces. Then a superb Scandinavian BBQ cabin that seats up to 12 for enjoying outdoor entertaining all year round. All this magic is set in uninterrupted green views.

## Situation

The historic village of Pucklechurch has a lovely rural setting and is situated approximately 10.6 miles from Bristol and 10.4 miles from the centre of Bath (via the attractive Lansdown route which passes Lansdown Race Course). Commutable village life and beautiful countryside surrounds make Pucklechurch a popular choice for those wanting excellent access to these two major cities and also to the nearby market town of Chipping Sodbury and the extensive shopping/recreation facilities of Yate. The village is served by local stores including the village bakery, post office, convenience store, coffee shop and several Public Houses. Pucklechurch C of E Primary School is located in the village as is the well maintained village recreation ground. The village also has a cricket club, community centre and church whilst there is easy access to the Bristol ring road which is just 2 miles to the West, whilst the M4 Junction 18 is 4.5 miles to the East.

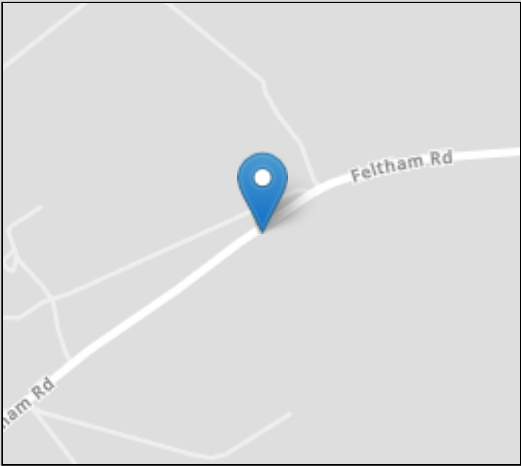
## Property Highlights, Accommodation & Services

- Detached Family Home • Modernized Period Cottage • Beautiful Countryside Surrounds • Glorious Bespoke Kitchen
- 5 Bedrooms • 3 Reception Rooms • Pretty Rear Garden with Lawn, Patio and Established Planting
- Double Garage and Large Gated Driveway • Oil Central Heating and Private Drainage
- Council Tax Band - E - South Gloucestershire

## Directions

From the centre of the village of Pucklechurch, take the Abson Road and after a short distance turn left onto Feltham Road. Continue for circa half a mile where Brooklyn Cottage will be found on the left hand side with double electric gates.

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		91
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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