

Total area: approx. 159.5 sq. metres (1717.0 sq. feet)

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Plan produced using PlanUp.

# The Old Workshop, Mays Hill, Frampton Cotterell, South Gloucestershire

## BS36 2NS

We are delighted to present this fantastic contemporary property. Set in a small private hamlet of converted farm buildings on the outskirts of Frampton Cotterell, Mayshill Farm is an attractive, recently developed collection of period homes. Offered for sale with NO CHAIN, The Old Workshop is now unrecognisable with its striking, yet understated exterior. Inside the same-level living accommodation will suit those looking for a family home, plus for those who are on the search for a spacious bungalow. Beautifully finished to a high standard you will find an entrance hall with access to a guest WC and a handy utility room. Then moving into a colossal open-plan living area, with a slick kitchen complete with a large sociable island, integrated appliances and quartz worktops. This huge space makes for fantastic entertaining with a vaulted ceiling and large windows, then bi-folding doors draw your eye out to the rear garden with amazing countryside views. From here you will find a superb master bedroom complete with dressing area and a large ensuite bathroom with free-standing bath and double walk-in shower. A further 3 double bedrooms, a modern family bathroom and the addition of a small study. Outside, a large flat rear garden is laid to lawn and patio and soaks up southerly views across open fields and beyond. You will also find a large brick paved driveway with space for several cars. A footpath crosses the central courtyard and is ideal for those wanting quick access to country walks. A true one-off build with more space than meets the eye!

### Situation

The village of Frampton Cotterell enjoys countryside surrounds including the beautiful Frome Valley River Walk whilst also having easy road and train access to Bristol making it ideal for commuters. The village has a selection of local shops and cafes in addition to the nursery and toddler groups, plus there are several infant and primary schools which have received Good and Outstanding Ofsted reports. There are also Sporting facilities which include football, rugby, tennis and cricket clubs. Frampton is in the catchment for The Winterbourne Academy (state secondary school). The nearby Kendleshire Golf Club and Bitterwell fishing lake are just minutes drive away whilst Bristol city centre is approx 9.2 miles and Parkway Train Station is approx. 4.2 miles. The Hambrook Junction of the M32 (M4 Junction 19) is circa 5.6 miles away.

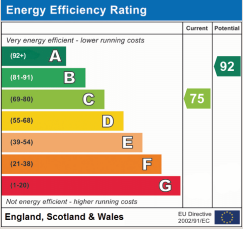
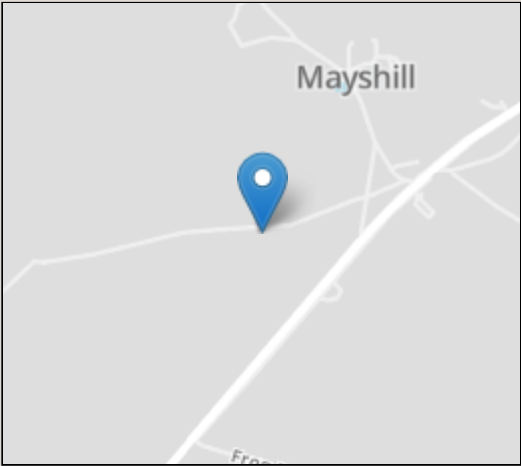
### Property Highlights, Accommodation & Services

- Contemporary Workshop Conversion • Detached Home with Accommodation Set Over One Floor • No Onward Chain!
- 4 Double Bedrooms Plus Study • Fantastic Open Plan Kitchen/Dining/Living Space
- Bi-Folding Doors With Uninterrupted Countryside Views • Parking For Multiple Cars • Large Rear Garden Overlooking Open Fields
- Mains Gas Central Heating/Under Floor Heating and Private Sewage • Council Tax - TBC

### Directions

Leaving Yate, follow the Badminton Road toward Bristol until you reach The New Inn public house on your left hand side. Take the immediate right onto Mays Hill, then take the left lane across the small green and follow into the private road. The Old Workshop is sign posted and will be found on your left as soon as you have entered the courtyard.

### Local Authority & Council Tax - - Tax Band E



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