

Milburys

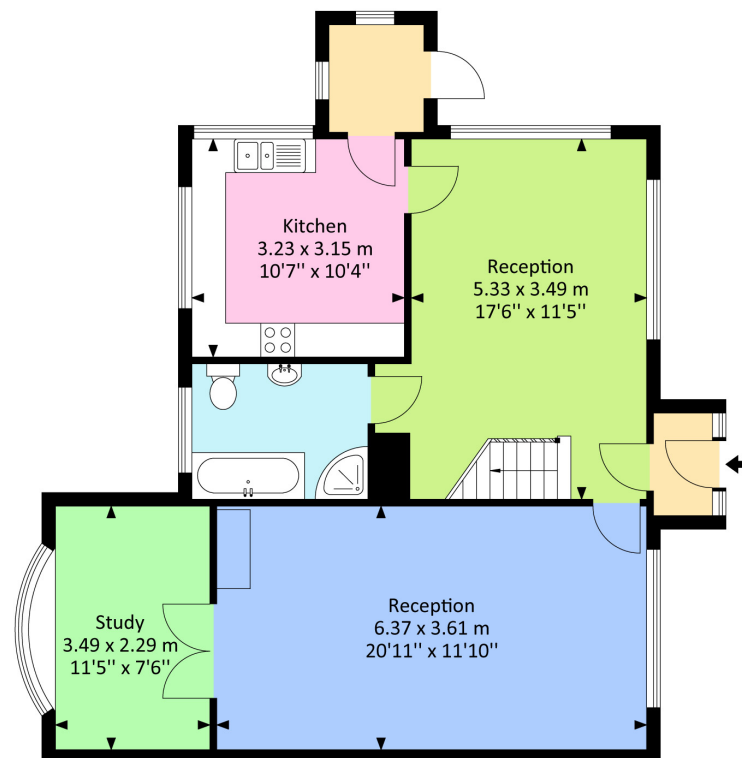
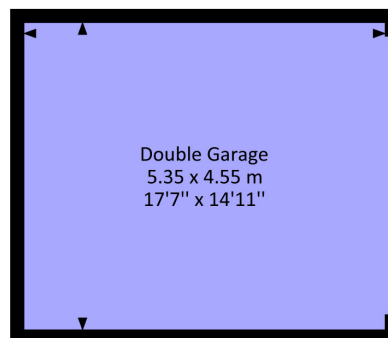
SALES LETTING MANAGEMENT



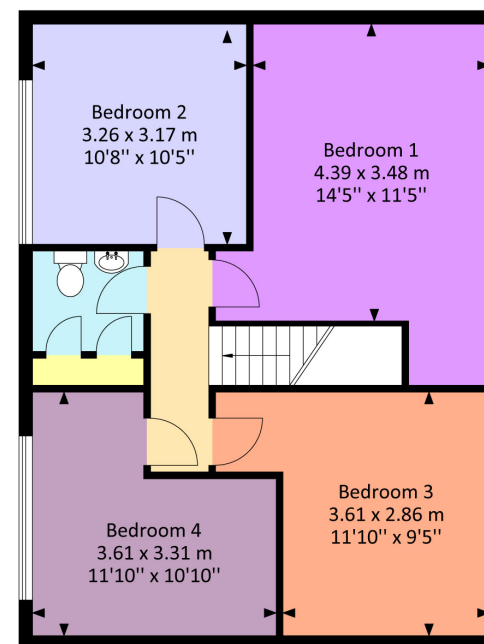
Woodbine Cottage, Earthcott Green, Alveston, South Gloucestershire BS35 3TE

£695,000

Woodbine Cottage, Alveston, Bristol, BS353TE
Internal Area (Approx)
155.70 Sq.M / 1675.80 Sq.Ft
For identification only. Not to scale.
Produced by Energy Plus



Ground Floor



First Floor

Woodbine Cottage, Earthcott Green, Alveston, South Gloucestershire BS35 3TE

This detached character cottage is situated in the hamlet of Earthcott Green, within convenient reach of Thornbury, Yate and Bristol Parkway Station. Lovingly cared for and remaining in our client's ownership for many years, we believe 'Woodbine Cottage' will appeal to many age groups - plenty of space for a growing family or perhaps as a cosy hideaway for two! The gardens are of major note, 1.16 acres in total - cottage gardens surround the immediate property, then stretching out behind is a fantastic area of sweeping lawns with mature trees, including a variety of fruit - apples, plums and pears - all backing onto open farmland behind. An additional area of garden can be found to the front, ready for budding garden enthusiasts to be creative with. Once inside, there are three separate reception rooms available - a lounge with period features and wood-burning stove, the original part of the cottage dating we believe back to the mid 1800's, a study with bow window looking out the side garden and separate dining room perfectly placed next to the smart dual-aspect fitted kitchen (with integrated appliances). There are four bedrooms, three doubles and one single. The family bathroom is on the ground floor - with a separate shower cubicle - the first floor has a useful cloakroom. Benefits include a double garage, sheds ideal for storage, plenty of off-street parking, oil central heating and double-glazing. We look forward to showing you round, making sure you bring your Wellington boots on a wet day for venturing up to the end of the garden!

Situation

Earthcott Green is a hamlet in The parish of Alveston, between Latteridge and Rudgeway on the B4059 linking the A38 and Iron Acton. Bristol Parkway Station is 5.2 mile away by road - a 12 minute drive according to 'Google'. The local centres of Thornbury, Yate and Bradley Stoke all offer excellent shopping facilities. Junior and senior schools can be found in nearby Alveston. The M4/M5 interchange is 5.3 miles away and the Mall just one junction further south along the M5.

Property Highlights, Accommodation & Services

- Detached Character Cottage Sitting On A 1.16 Acre Plot
- Convenient Location With Yate, Thornbury, The A38 And Bristol Parkway Station All Within Easy Reach
- Beautifully Kept Cottage Gardens Plus Sweeping Lawns Peppereed With Mature Trees • Fruit Trees Include Apple, Pear And Plum
- Double Garage and Storage Sheds • Lounge With Wood-Burning Stove, Study And Dining Room
- Dual Aspect Fitted Kitchen With Built-In Double Oven And Hob • Four Bedrooms (3 Double-1 Single)
- Ground Floor Family Bathroom With Separate Shower, First Floor Cloakroom • Oil Central Heating - Double-Glazing

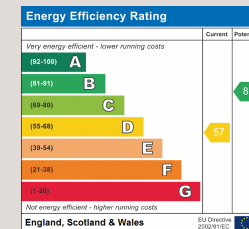
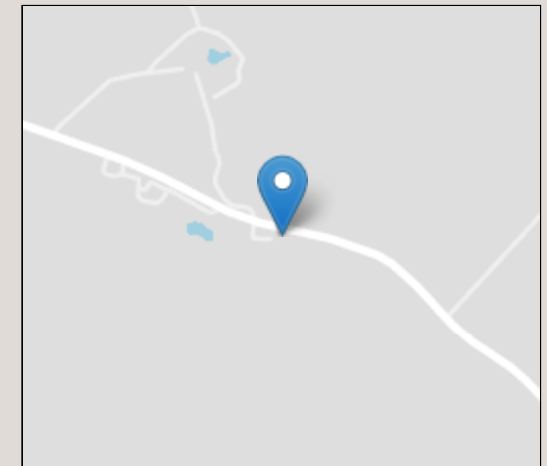
Directions

Heading south on the A38 from Thornbury, at the first set of traffic lights turn left on to the B4059 towards Yate and Chipping Sodbury. Continue over the motorway bridge and past the staggered crossroads. Woodbine Cottage can be found approximately 0.4 miles further along on the right hand side. Look out for our Milburys For sale board.

Local Authority & Council Tax - South Gloucestershire Council - Tax Band E

Tenure - Freehold

Contact & Viewing - Email: thornbury@milburys.co.uk Tel: 01454 417336



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