



**Approximate Gross Internal Area 1663 sq ft - 155 sq m
(Excluding Garage)**

Ground Floor Area 1031 sq ft – 96 sq m

First Floor Area 632 sq ft – 59 sq m

Garage Area 251 sq ft – 23 sq m



Hazelwood Cottage Gloucester Road, Rudgeway, South Gloucestershire BS35 3QS

Positioned on a substantial and beautifully established plot, this charming four-bedroom cottage offers an exceptional blend of character, comfort and space- both inside and out. Approached via a private driveway with ample parking and a detached garage, the property immediately conveys a warm sense of welcome. Inside the home unfolds through an elegant and versatile selection of reception spaces. The inviting dining room flows into the well-appointed kitchen/breakfast perfect for informal family gatherings. A practical utility room and cloakroom add day-to-day convenience, while a cosy snug- equally suited as a study or office, provide a peaceful retreat. The generous sitting room forms the heart of the home, opening through to a bright and airy conservatory where rolling country views spill into the living space. Upstairs, four comfortable bedrooms provide plenty of room for family and guests, all served by the family bathroom. Throughout the property, traditional character features enhance its timeless appeal. Outside, the sizeable garden is a particular highlight. With expansive lawns and mature planting, it offers ample space for children to play, for keen gardeners to potter, and for outdoor entertaining in the warmer months. A rare opportunity to acquire a spacious, characterful home in an idyllic setting- perfect for those seeking privacy, charm and room to grow.

Situation

Rudgeway is on the A38 approximately 3.4 miles north of the M4/M5 interchange, ideal for commuting north, south, east or west - Parkway Station is approximately 6 miles to the south. Nearby schools include St Helens Primary School and Marlwood Secondary School, both in the nearby village of Alveston. The local centre of Thornbury lies 2.5 miles to the north, where there is a variety of shops and a leisure centre. The Mall at Cribbs Causeway is just one junction further south along the M5.

Property Highlights, Accommodation & Services

- Charming Four Bedroom Detached Cottage
- Excellent Commuter Links From The A38
- Substantial Plot
- Retaining Many Character Features With Sun Room Enjoying Countryside Views
- Kitchen/Breakfast Room With Separate Dining Room And Utility
- Ground Floor Office/Snug And Versatile Reception Space
- Ample Parking And Single Garage
- Mains Drainage, Gas Combi Boiler And UPVC Double Glazing
- No Onward Chain - Fantastic Opportunity!

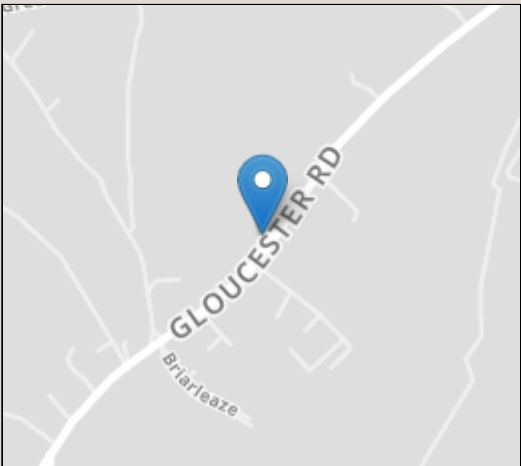
Directions

From J16 of the M5 take the A38 north. Drive out through Almondsbury, over the M4 bridge, along the 'mile straight' and on into Rudgeway. After passing through the traffic lights, No.79 is on the left-hand side, just after the Mason's Arms.

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

Tenure - Freehold

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



Energy Efficiency Rating	
	CurrentPotential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

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