

Milburys

SALES LETTING MANAGEMENT

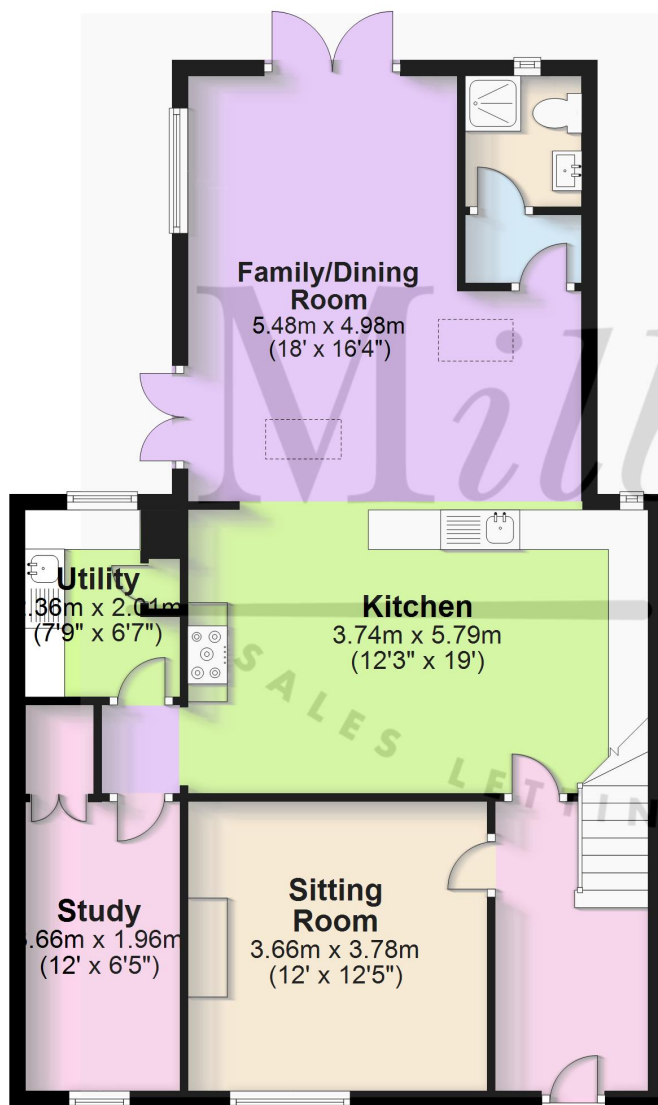


1 Wapley Rank, Westerleigh, South Gloucestershire BS37 8RP

£575,000

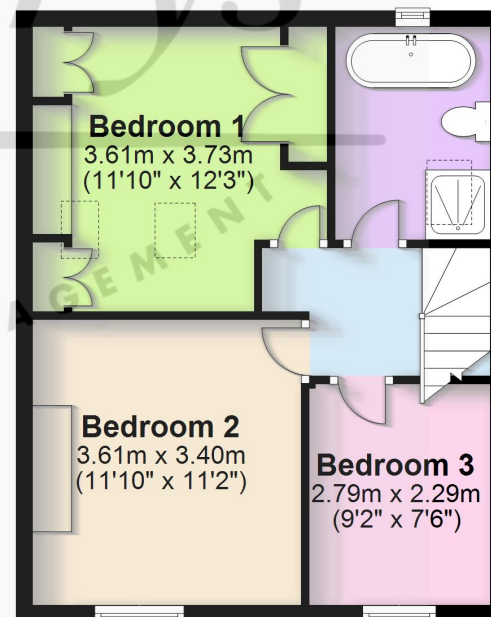
Ground Floor

Approx. 89.3 sq. metres (960.8 sq. feet)



First Floor

Approx. 42.2 sq. metres (453.9 sq. feet)



Total area: approx. 131.4 sq. metres (1414.7 sq. feet)

For Illustrative Purposes Only. Not to Scale.
Plan produced using PlanUp.

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This beautiful extended home is located at the end of a small row of cottages and lovingly improved, so now presents itself as a unique character property with many period features. It has a semi-rural position on a lovely country lane with picturesque views of the surrounding countryside, adjacent to protected orchards and just along from the country walks and open spaces found at Wapley Bushes Nature Reserve. The cottage has flexible accommodation downstairs with a superb kitchen/diner/family room, filled with natural light and benefiting from two sets of French doors leading out to the rear garden. From here you can access a downstairs shower room, utility room and a good size study which has been used as a downstairs bedroom previously. You will also find a cosy living room to the front with period features such as flagstone flooring and an inglenook fireplace with wood burner. Upstairs has three bedrooms with feature exposed beams and stone work, then a glamorous family bathroom, with wall mounted TV, roll top bath and separate shower. Outside has a great size rear garden which is mainly laid to lawn, has a raised decked area, mature hedging borders and access to a detached single garage plus additional parking at the far end. To the front of the property there is a small lawned garden which has an charming outlook over the orchards, plus you will find a private parking area and one allocated space in the communal parking area.

Situation

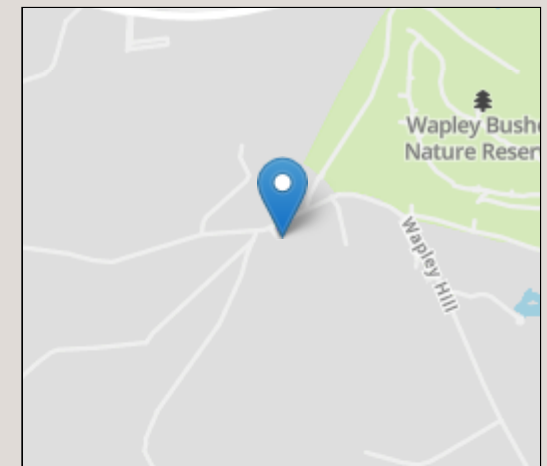
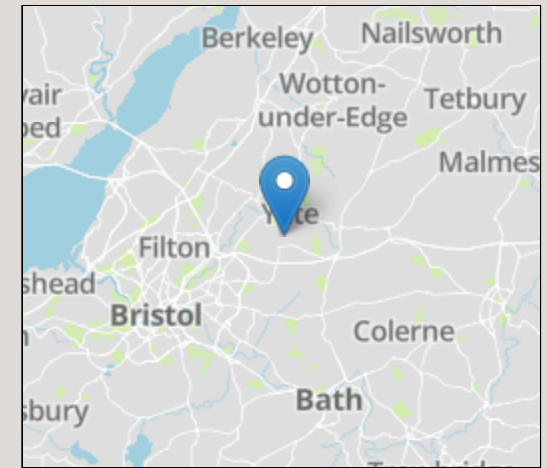
Westerleigh is a popular semi-rural village located just outside Chipping Sodbury and Yate at the southern fringes of the Cotswolds. The village offers public houses, village hall, a church, car repair garage and large sport and recreation field. Visitors to the area can enjoy good local walks in the surrounding countryside, plus there is the nearby Kendleshire golf course and Bitterwell Lake. Westerleigh is approximately 2 miles from all the shops and amenities found in the towns of Yate and Chipping Sodbury, which are located approximately 5.8 miles from the M4 Junction 18 and 11.3 miles from the centre of Bristol. Yate has a train station with main line connection, leisure centre, cinema complex and a large shopping centre which caters for all needs. There is easy access from Westerleigh to surrounding countryside and to the Cotswolds via the A46, plus the nearby Westerleigh Road runs directly to the A4174 Ring Road which provides excellent access to Bath and Bristol.

Property Highlights, Accommodation & Services

- Beautiful Semi-Rural Position Overlooking Orchards and Close to Nature Reserve
- End of Terrace Cottage, Surrounded by Fields
- Period Features, Wood Burner and Exposed Beams
- Generous Kitchen/Diner/Family Room
- 3 Bedrooms
- 2 Bathrooms
- Glorious Rear Garden with Mature Trees
- Detached Single Garage & Off-Street Parking
- LPG Gas Central Heating and Private Drainage
- Council Tax Band - A - South Gloucestershire Council

Directions

From Chipping Sodbury head toward Yate and turn left onto Culverhill Road. Continue for approximately 2.3 miles and then at the T-Junction, turn right toward Pucklechurch. Take the first turning on the right into Wapley Hill and follow for 0.8 miles until you pass the entrance to the nature reserve on the right hand side. You will then see the parking for the cottage on your left.



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