

Milburys

SALES LETTING MANAGEMENT



Rose Cottage, The Common, Olveston, South Gloucestershire BS35 4DQ

£750,000

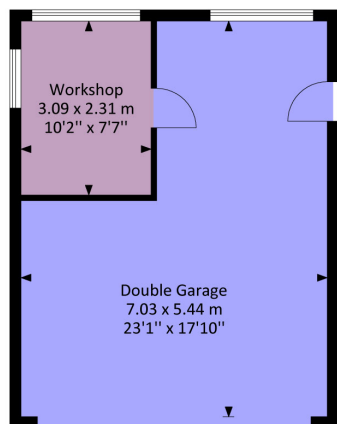
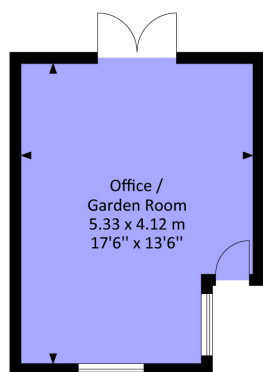
Rose Cottage, The Common, Olveston,
South Gloucestershire, BS354DQ

Internal Area (Approx)

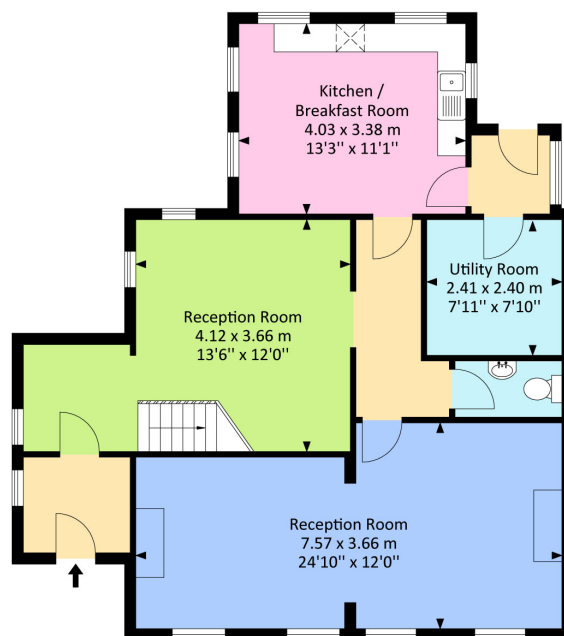
228.80 Sq.M / 2463.10 Sq.Ft

For identification only. Not to scale.

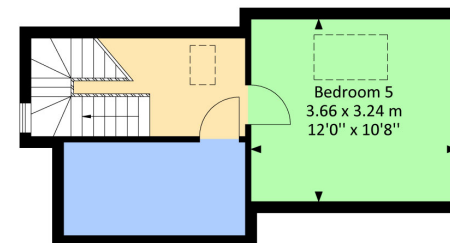
Produced by Energy Plus



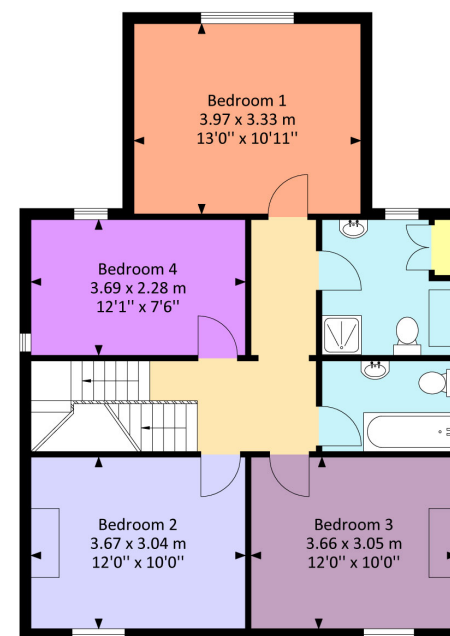
Outbuilding



Ground Floor



Second Floor



First Floor

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This detached period home will appeal to all those looking for a location away from the hustle and bustle of city living, with countryside views front and rear plus a fantastic garden measuring 0.42 acres to enjoy! 'The Common' is situated a short distance from Olveston village with its range of amenities including a primary school, general store/post office, public house and active church. 'Rose Cottage' was built in circa 1910, originally a pair of semi-detached cottages, and converted to one dwelling in the 1980s. There is all the accommodation required for family living including a generous dining room, separate lounge across the front with two sets of twin sash windows and fireplaces, one with wood-burning stove. The fitted kitchen has space for table and chairs and an aspect across the garden with a separate utility room leading off. To the first floor are four double bedrooms, three of which share the family bathroom, plus an en-suite shower to the principle bedroom at the rear of the property. Up another flight of stairs you will find a fifth bedroom/home office and plenty of storage. The outside space is of particular note with an 'in and out' tarmac driveway offering parking for several cars to the front and to the side is a double garage with inspection pit and separate workshop. Gardens stretch out behind, a mix of mature trees, flower and shrub borders, a haven for keen gardeners and children to let off steam. There are three garden sheds in total plus an insulated summer house with electric offering that all important extra space, ideal as an outside office, hobbies room/play room. Beyond the rear boundary is far reaching views across open countryside. Benefits include a ground floor cloakroom, gas central heating and mains drainage. To see all that's on offer, make your viewing request today!

Situation

Olveston is one of the premier South Gloucestershire villages, quite self-contained with a range of shops including an independent baker, a grocery/newsagent/off-license/post-office, a village pub 'The White Hart' and Olveston CEVC Primary School. The nearest secondary school is Marlwood at Olveston, 2.3 miles to the north-east and the nearest independent school, in the neighbouring village, is Tockington Manor School (part of the Clifton College Education Group). The local centre and market town of Thornbury is 3.5 miles to the north-east and The Mall at Cribbs Causeway, off J17 of the M5, is 6 miles to the south. The Severn Bridge and J1 of the M48 is 2.5 miles to the north-west of the village, from where you can cross over to South Wales or connect with the M4/M5 interchange at Almondsbury.

Property Highlights, Accommodation & Services

- Detached Period Home On The Edge Of Olveston Village
- Plot Measures .42 Acres, Countryside Views To Both Front and Rear
- Lounge With Wood Burning Stove, Sash Windows, Separate Dining Room
- Fitted Kitchen/Breakfast Room With Aspect Across The Rear Garden, Separate Utility Room
- Four Double Bedrooms On The First Floor, Family Bathroom And En-Suite Shower Room
- Top Floor Double Bedroom, Plus Storage Cupboards
- In And Out Driveway, Parking For Several Vehicles
- Double Garage With Workshop And Inspection Pit
- Insulated Summer House/Outdoor Office With Electric, Three Garden Sheds
- Gas Central Heating, Mains Drainage

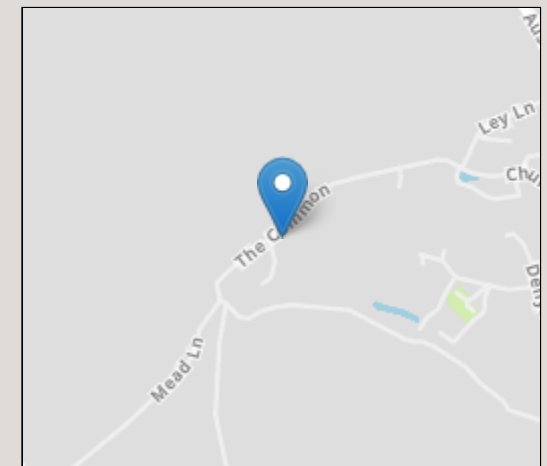
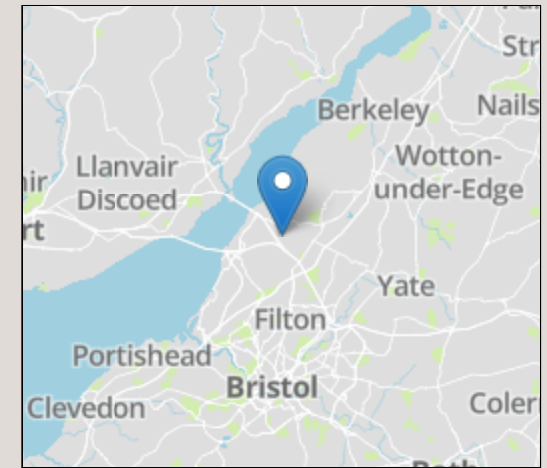
Directions

Drop down by the church into Church Hill and follow the lane onto The Common. Towards the end you will see Rose Cottage on your right hand side.

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

Tenure - Freehold

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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