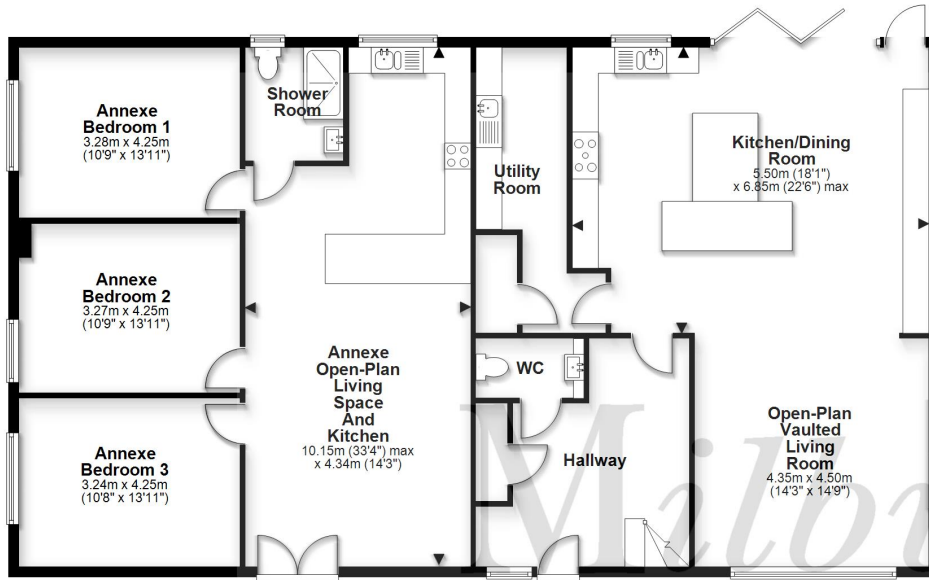




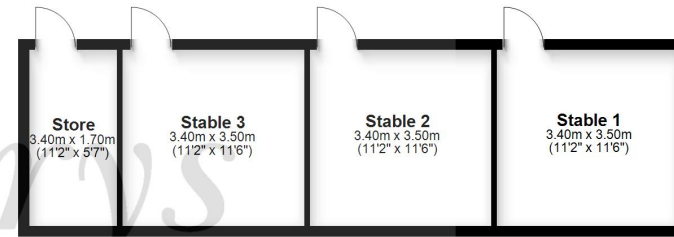
Ground Floor

Approx. 175.0 sq. metres (1883.3 sq. feet)



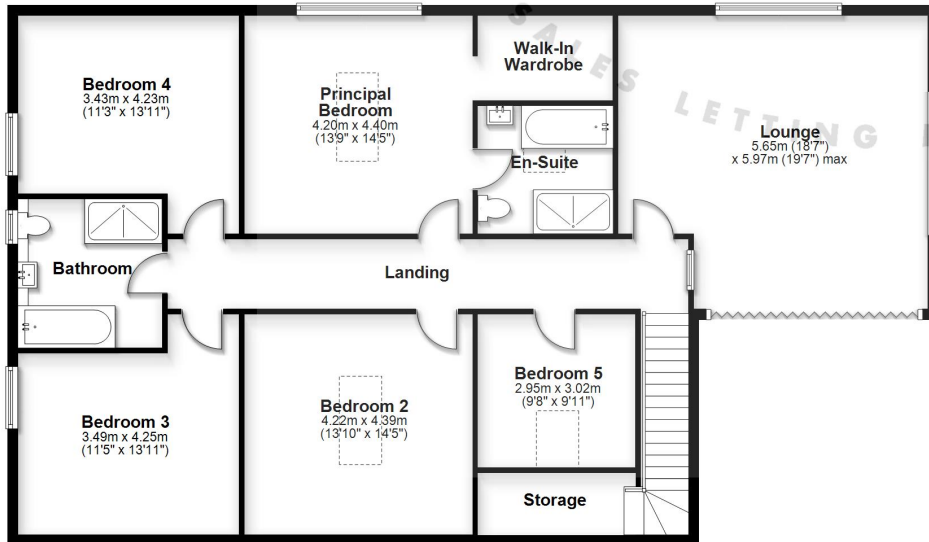
Stables

Approx. 42.5 sq. metres (457.9 sq. feet)



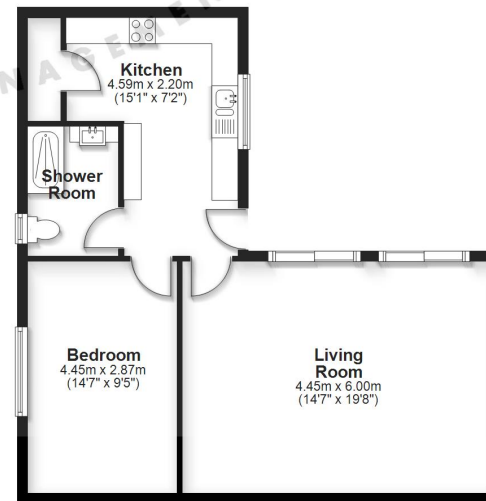
First Floor

Approx. 154.8 sq. metres (1665.9 sq. feet)



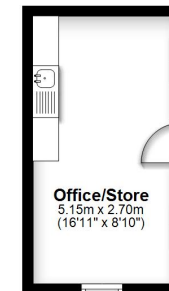
Detached Annexe

Approx. 58.9 sq. metres (634.2 sq. feet)



Office/Store

Approx. 13.9 sq. metres (149.5 sq. feet)



Total area: approx. 445.1 sq. metres (4790.7 sq. feet)

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

'Wychwood Barn', Church Road, Rudgeway, South Gloucestershire BS35 3SH

'Wychwood Barn' – a unique detached conversion with a striking modern design, finished to an exacting standard all sitting in circa 4 acres with lovely country views, stabling and extensive parking. Also included is a self-contained three bedroom ground floor apartment perfect for multi-generational single-level living and a separate detached one-bedroom annexe - ideal perhaps as a secondary source of income. With modern family living at its core, the main body of the barn offers five double bedrooms, including a principal suite with full en-suite bathroom and built-in wardrobe space, plus the full family bathroom. The hub of the home a fantastic open-plan space incorporating a more than generous fitted kitchen/dining room, with bi-fold doors to the garden and an opening through to the living room - with its high apex window, vaulted ceiling and galleried lounge above. The kitchen area offers a multitude of integrated appliances within its sleek contemporary design and a large T-shaped island – a great spot for casual day-to-day dining - all dual aspect, allowing daylight to flood in. The first floor lounge has far reaching views and an internal glass balustrade/balcony overlooking ground floor accommodation, the perfect spot to unwind. The property is approached from the road via electric gates along a private driveway (owned by the neighbouring property) and then through its own set of electric gates into the courtyard between the barn and the stables. Practical benefits include a cloakroom, utility/laundry room, double-glazing and air-source heating (main barn and apartment), electric heating in the annexe and private drainage. A fantastic home with a multitude of accommodation combinations, work-from home options and of obvious interest to those with equestrian interests. Don't miss out!

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

- Unique Detached Barn Conversion
- Circa Four Acres Overall
- Rolling Countryside Views
- Integral Three-Bedroom Self-Contained Apartment
- Detached One-Bedroom Annexe
- Conversion Completed In 2023
- Modern Interiors Throughout Finished To An Exceptional Standard
- Stable Block And Office/Store
- Extensive Parking
- No Onward Chain!

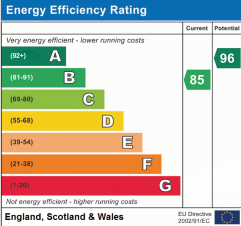
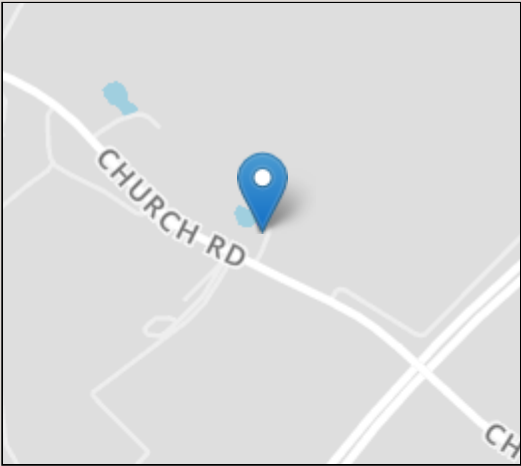
Directions

At the centre of Rudgeway, turn east at the traffic lights away from the A38 onto the B4059. As the road rises up you will see a church tower to the right. Continue along this road a short way, you will find the gates to 'Wychwood Barn' (and 'Wychwood House') on your left, towards the bottom of the hill.

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

Tenure - Freehold

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



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