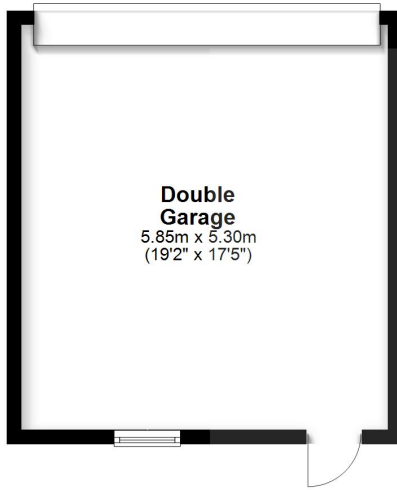






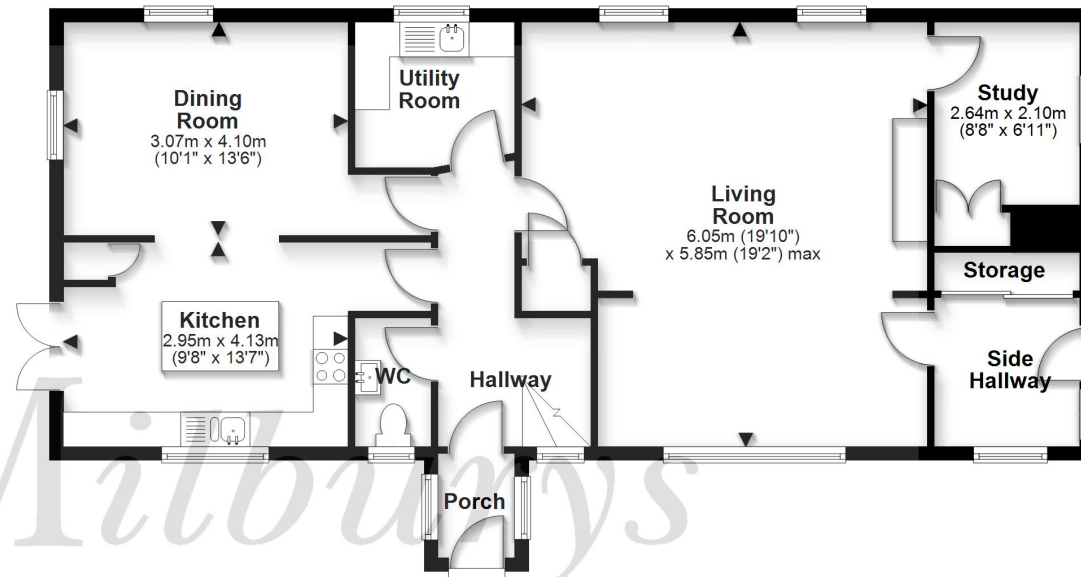
### Double-Garage

Approx. 31.0 sq. metres (333.7 sq. feet)



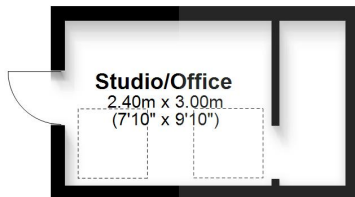
### Ground Floor

Approx. 93.5 sq. metres (1006.6 sq. feet)



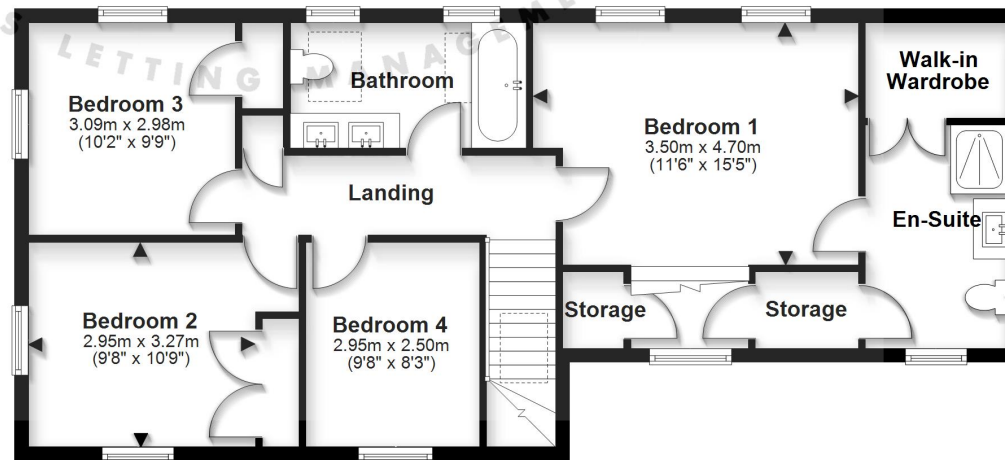
### Studio/Office

Approx. 9.7 sq. metres (104.7 sq. feet)



### First Floor

Approx. 77.1 sq. metres (830.0 sq. feet)



Total area: approx. 211.4 sq. metres (2275.0 sq. feet)

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

# 'Moorslade Cottage', Moorslade Lane, Falfield, South Gloucestershire GL12 8DJ

Come and view this substantial detached cottage in a lovely country lane setting, with far-reaching views over open fields towards the church spire in the neighbouring village of Stone. It sits in a generous mature plot of circa 0.34 acres, with open farmland on all three sides and also across the lane in front. All tucked away from main roads, yet convenient for M5 J14 at Falfield. There is a double garage, off-street parking and a very useful home office/studio just inside the garden gate as well. The accommodation includes both main and side hallways, a dual-aspect lounge - complete with fireplace, a study, dining room, cloakroom, utility room and a smart fitted kitchen - with French doors to the patio outside. Upstairs there are four generous bedrooms, including the dual-aspect principle room, plus an en-suite shower room and the family bathroom. Practical benefits include oil central heating and Upvc double-glazing. Fantastic family space with room inside and out for everyone to spread out!

## Situation

The village of Falfield is situated just to the west of Junction 14 of the M5 ideal for commuting to Gloucester to the north and Bristol to the south. There are nearby primary schools in Stone and Tortworth and secondary schools include 'The Castle School' in Thornbury and 'Katharine Lady Berkeley's' in Kingswood, Gloucestershire. Falfield benefits from a village Post Office and General Stores, Public House and Parish Church. A more extensive range of shopping and leisure facilities can be found in the market town of Thornbury, approximately 4 miles to the south.

## Property Highlights, Accommodation & Services

- Substantial Detached Cottage • Country Lane Setting, Convenient M5 J14 • Far-Reaching Open Views
- Circa 0.34 Acres, backing Onto Farmland • Double Garage, Off-Street Parking
- Home Office/Studio, Bags Of Storage Space • Four Bedrooms, En-Suite, Family Bathroom
- Dual-Aspect Lounge, With Fireplace • Dining Room, Study, Fitted Kitchen With Island
- Upvc Double-Glazing, Oil Central Heating

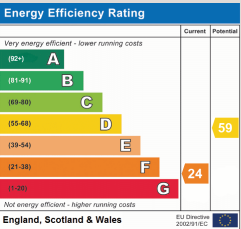
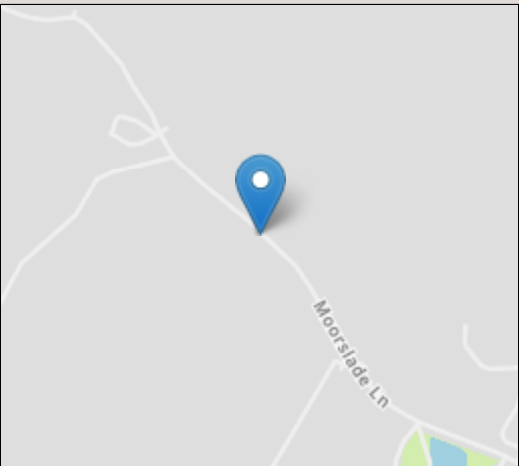
## Directions

From J14 of the M5 take the A38 north. Take the next left into Moorslade Lane. Pass the entrance to Jenkinson Way on your left then drive onwards along the lane, between the fields and hedgerows. 'Moorslade Cottage' will be the first property you come to on the left hand side.

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

**Tenure** - Freehold

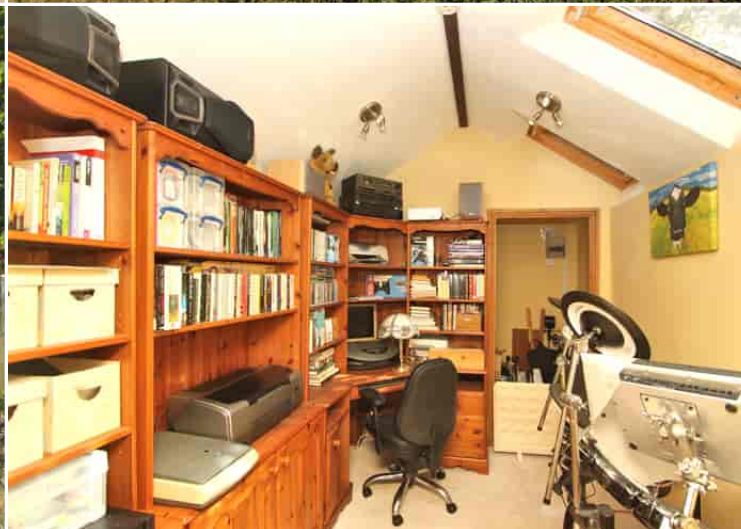
**Contact & Viewing** - Email: [mil\\_thornburysales@milburys.co.uk](mailto:mil_thornburysales@milburys.co.uk) Tel: 01454 417336



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