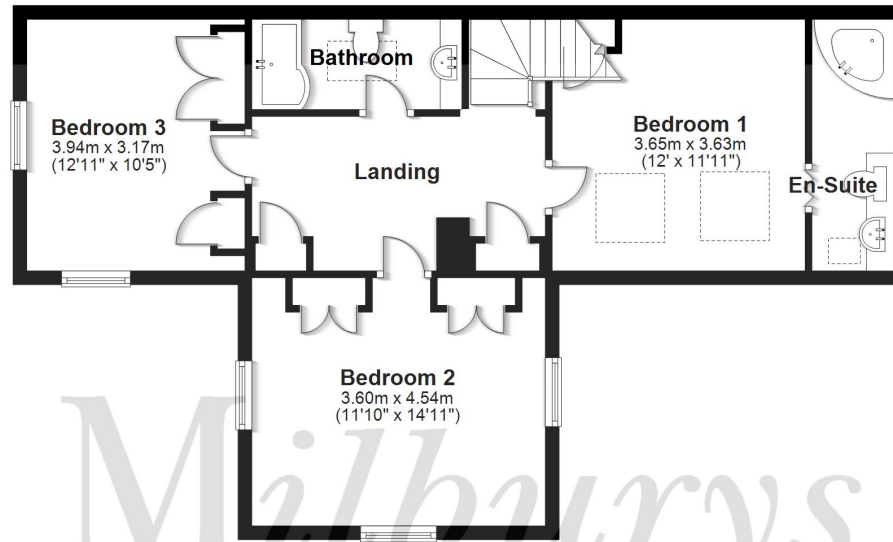




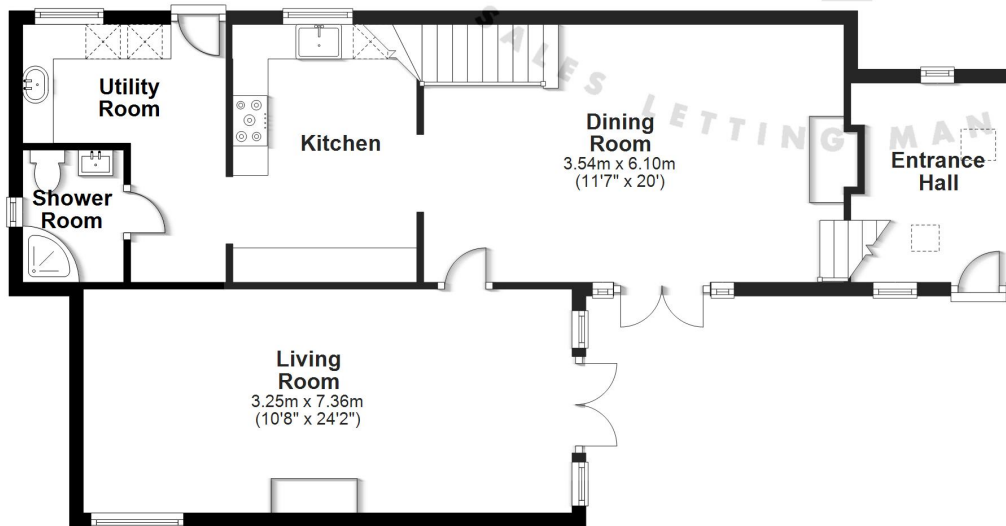
First Floor

Approx. 63.0 sq. metres (678.2 sq. feet)



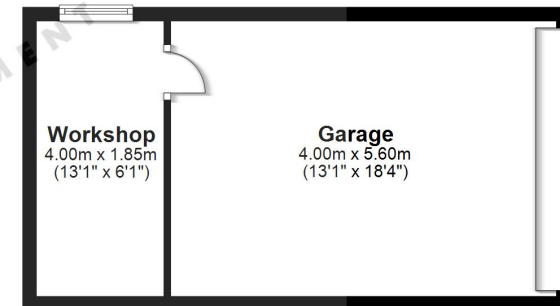
Ground Floor

Approx. 74.6 sq. metres (802.7 sq. feet)



Garage & Workshop

Approx. 30.2 sq. metres (325.0 sq. feet)



Total area: approx. 167.8 sq. metres (1806.0 sq. feet)

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

'The Old Stable Block' Bibstone, Cromhall, South Gloucestershire GL12 8AD

'The Old Stable Block' – a beautifully presented barn conversion secreted away at the heart of the village with a lovely level garden stretching out behind. A real suntrap, with a generous patio overlooking the lawn towards the summer house and vegetable plot at the far end. Great space inside, including the lounge with French doors and the separate dining room with a wood-burning stove, again with French doors. This leads on to a smart fitted kitchen, the utility room beyond and a useful ground floor shower room/cloakroom. Moving upstairs we discover three double bedrooms, one with an en-suite shower room, all with built-in bedroom furniture, plus the family bathroom. And everything is presented 'just so!' Practical benefits include oil central heating and Upvc double-glazing. Outside space includes off-street parking to the side and a large garage with an electric door plus a secure workshop room behind. If you are looking for a unique character home in a village location, convenient for the M5, this could be just the thing!

Situation

The popular village of Cromhall is situated a short drive to the south-east of M5 Junction 14 - ideal for commuters to Bristol or Cheltenham/Gloucester. The nearby local centres of Chipping Sodbury, Thornbury and Wotton-under-Edge provide excellent shopping facilities and amenities. The village CE VC primary school (www.standrews-pri.s-gloucs.sch.uk) sits adjacent to St Andrews Church. The excellent village website www.cromhall.com provides a wealth of further information.

Property Highlights, Accommodation & Services

- Unique Village Home • Character Barn Conversion • Lounge With Feature Fireplace And French Doors
- Dining Room With Wood-Burning Stove And French Doors • Smart Fitted Kitchen Overlooking Garden
- Utility Room, Shower Room/Cloakroom • Three Double Bedrooms With Built-In Furniture/Wardrobes
- Family Bathroom, En-Suite Shower Room • Garage And Workshop, Off-Street Parking
- West-Facing Gardens With Lawn, Patio, Summer House And Vegetable Plot

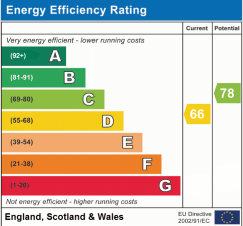
Directions

From M5 J14 take the B4509 eastwards. At the roundabout, turn right onto the B4058 and proceed south towards Cromhall. Take the first right as you enter the village on to Tortworth Road and the entrance to the property can be found on the left.

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

Tenure - Freehold

Contact & Viewing - Email: mil_wottonsales@milburys.co.uk Tel: 01453 842666



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