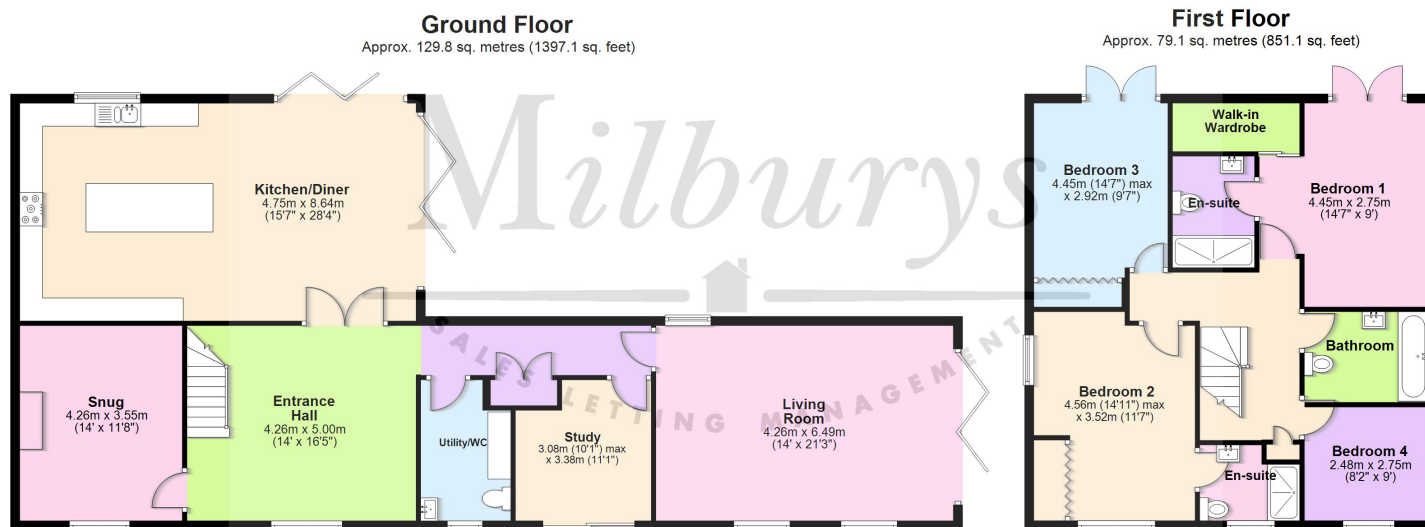




The Old Dairy Engine Common Lane, Engine Common, South Gloucestershire, BS37

7PX

£1,195,000



Total area: approx. 208.9 sq. metres (2248.3 sq. feet)

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



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What a Show Stopper! We are thrilled to present this exceptional new property which is set in Engine Common Lane; a glorious bespoke former dairy sitting on a sizeable plot and enjoying a quiet countryside location. This wonderful family home has been significantly extended and is now unrecognizable! Entering via secure electric double gates you are greeted with a landscaped front garden and sweeping driveway leading to a double carport. The property is set over two floors and presented with an attractive façade which is a combination of natural stone and timber cladding. Once inside the property you will find a large entrance hall with dual aspect windows and an oak staircase leading to the first floor. From here you are led to a cosy snug with feature fireplace, then stylish Crittall double doors take you through to a beautiful kitchen/diner. Complete with high end kitchen fittings, feature central island, quartz worktops, integrated appliances and 2 sets of bi-folding doors that lead out to the rear garden. Moving through the ground floor there is also a stylish utility room/WC, a formal study and then a large living room with vaulted ceiling and bi-folding doors that open out to a tree lined countryside view. The first floor provides 4 bedrooms, two of which come with their own ensembles, plus the master bedroom also boasts its own dressing room. Then a beautiful family bathroom completes this desirable 'one-off' home. Externally there is a wrap around garden with designated seating areas and patios. Additional benefits include under floor heating, air source heat pump and a 10 year building warranty!

Situation

Engine Common sits between North Yate and Rangeworthy and is a semi-rural location known for its lovely countryside surroundings but having easy access to the local amenities. North Road Primary School, Brimsham Green Secondary School plus the local shopping centre, sport facilities and rail connection found in Yate are only a short drive away whilst nearby Rangeworthy is circa 5 miles from the M5 Junction 14 making it ideal for commuters to Bristol or Cheltenham/Gloucester plus has an easy link to the M4. Parkway train station is some 7 miles away and offers a direct line to London. Rangeworthy also has a primary school, village pub, village hall, Indian restaurant, children's play park and church. The immediate area is surrounded by open farmland with good access to country walks, footpaths and bridleways plus the nearby market towns of Chipping Sodbury, Thornbury and Wotton-under-Edge all provide further shopping facilities and amenities.

Property Highlights, Accommodation & Services

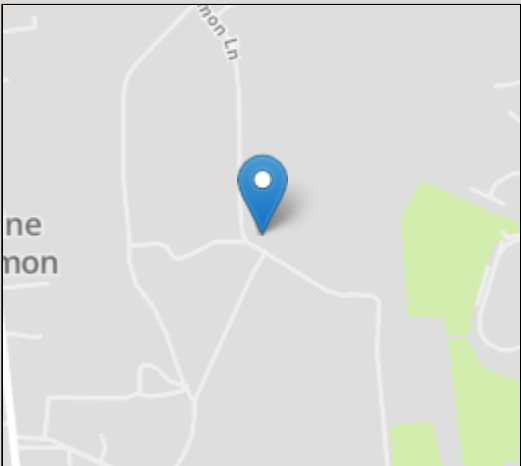
- Stunning Family Home Developed in 2025
- Individual Detached Property
- Semi Rural Setting with Countryside Views
- 4 Bedroom Detached
- 3 Reception Rooms
- 2 Ensuite Bathrooms and a Family Bathroom
- Underfloor Heating To Ground Floor
- Air Source Heat Pump Central Heating.
- Secure Gated Driveway with Heaps of Space for Vehicular Parking
- Council Tax - TBC

Directions

From the Fox Public House (on North Road) follow Broad Lane until you see the left turning into Engine Common Lane. Follow this until you come to a slight left hand curve in the lane where the property will be found directly in front of you.

Local Authority & Council Tax -

Tenure - Freehold



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