

1 Maggie Cottages, Cross Lanes. BS20 0JJ

£365,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

House Fox Estate Agents are pleased to present a wonderful opportunity to acquire an extended, unique two/three bedroom cottage offering spacious accommodation, set within a secluded position within a popular location in the heart of the villages of Pill & Easton-in-Gordano yet remaining a short commute into Bristol.

This traditional style home was originally constructed in 2004, and offers a welcoming living space which gives a blend of character and charm. In brief, the internal accommodation comprises; entrance hall, downstairs cloakroom, living room, extension dining room, study/bedroom three, kitchen and rear conservatory all to ground floor - offering generous and well proportioned living space for a wide variety of buyers. To first floor, are two generous double bedrooms and family bathroom facilities. Externally, there are two allocated parking spaces and for those warmer summer months, the enclosed south-facing rear garden offers a high degree of privacy and provides the ideal place to relax after a long day at the office or entertain family and friends or for the keen gardener to tackle one of the generous garden areas on offer on one of three sides of the property.

The ideal choice for city professionals looking to settle into village life whilst benefiting from being a short drive from the heart of Clifton with its many restaurants and idyllic shops. With homes of this unique nature, size and quality in high demand and truly short supply - Please contact appointed agents House Fox quick to avoid disappointment.

FEATURES

- Charming Cottage
- Two/Three Bedrooms
- Versatile & Spacious Accommodation
- Secluded, Semi Rural Location
- Two Allocated Parking Spaces
- EPC - C



ROOM DESCRIPTIONS

Entrance Hall

5' 8" x 18' 0" (1.73m x 5.49m)

Cloakroom / WC

2' 7" x 7' 6" (0.79m x 2.29m)

Study

5' 1" x 7' 1" (1.55m x 2.16m)

Living Room

11' 2" x 15' 6" (3.40m x 4.72m)

Dining Room / Bedroom Three

8' 3" x 15' 6" (2.51m x 4.72m)

Kitchen

10' 4" x 15' 6" (3.15m x 4.72m)

Conservatory

13' 5" x 7' 2" (4.09m x 2.18m)

First Floor Landing

7' 4" x 6' 3" (2.24m x 1.91m)

Bedroom One

9' 8" x 15' 6" (2.95m x 4.72m)

Bedroom Two

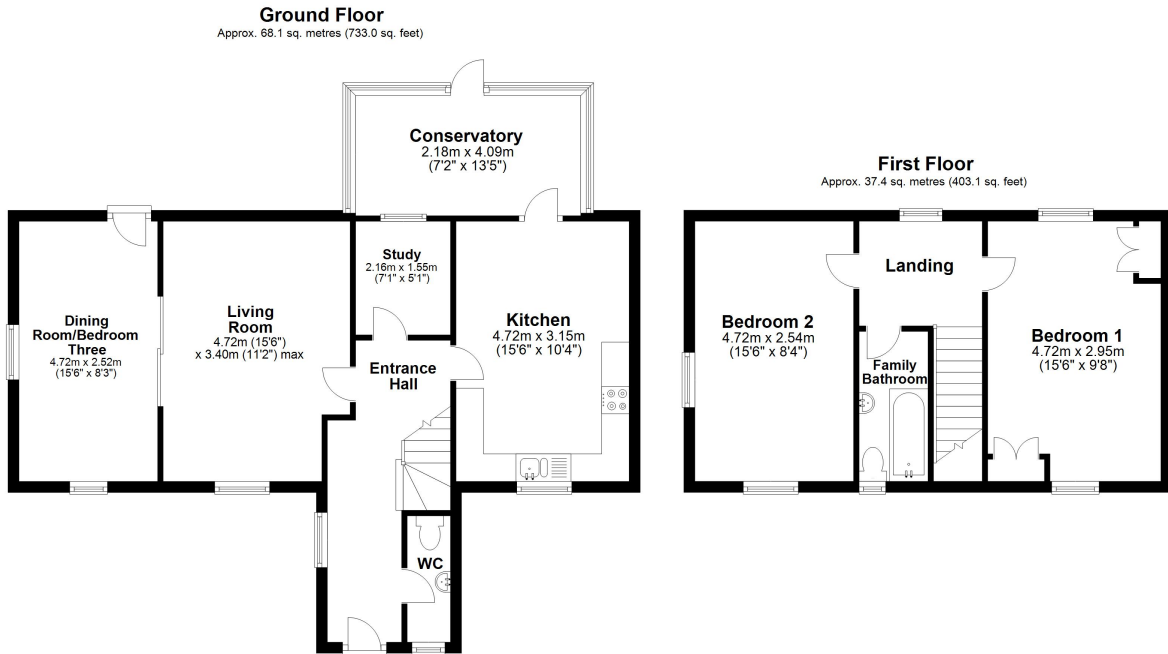
8' 4" x 15' 6" (2.54m x 4.72m)

Family Bathroom

4' 1" x 8' 11" (1.24m x 2.72m)



FLOORPLAN & EPC



Total area: approx. 105.5 sq. metres (1136.1 sq. feet)

