

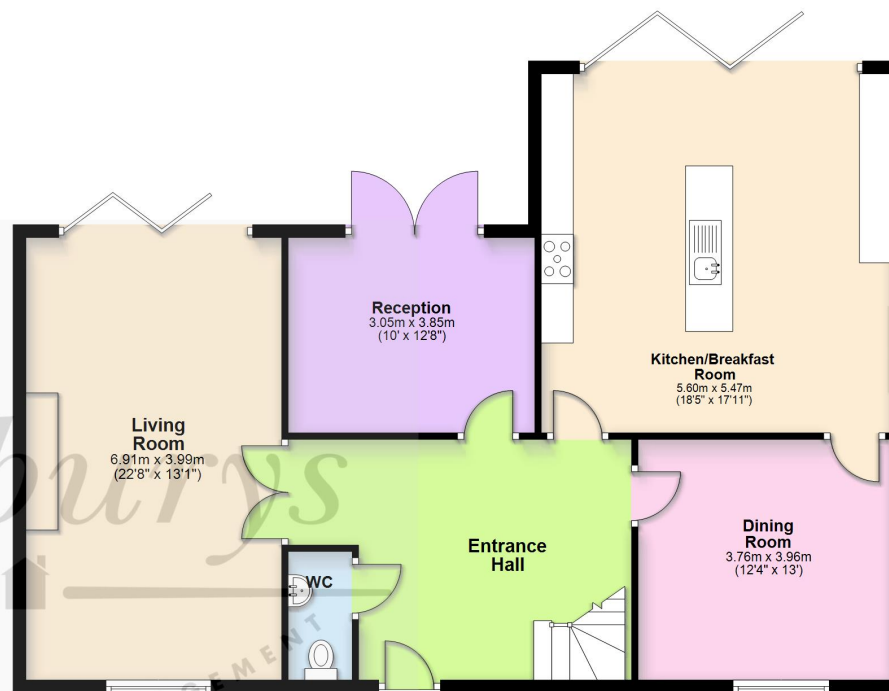


4 Chestnut Springs Mission Road, Iron Acton, South Gloucestershire BS37 9XR

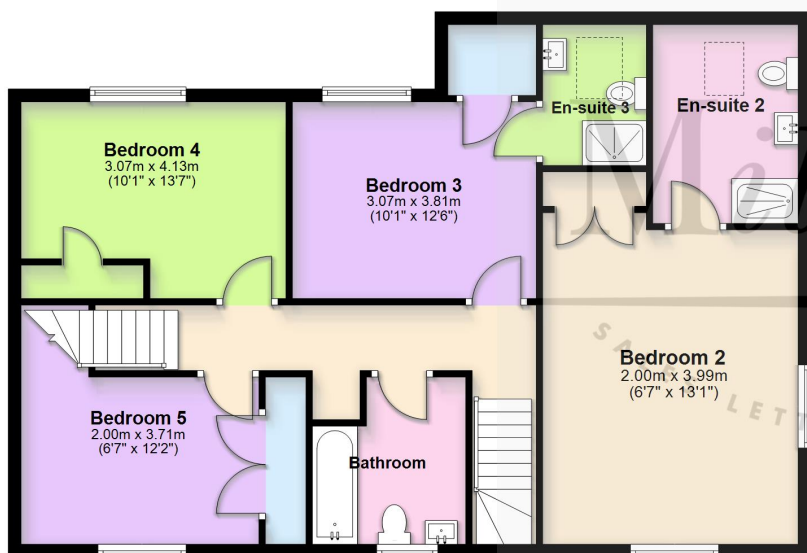
£775,000



**Ground Floor**  
Approx. 107.2 sq. metres (1154.3 sq. feet)



**First Floor**  
Approx. 90.3 sq. metres (972.2 sq. feet)



**Second Floor**  
Approx. 52.5 sq. metres (565.0 sq. feet)



Total area: approx. 250.0 sq. metres (2691.4 sq. feet)

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

# 4 Chestnut Springs Mission Road, Iron Acton, South Gloucestershire BS37 9XR

Set in a beautiful semi-rural location, Chestnut Springs is found set back off an attractive country lane in the parish of Iron Acton, close to North Road. This executive development was built in 2006 and consists of just 6 individual homes. This spacious semi-detached home has been wonderfully improved by the current owner and would be superb for a large family with a layout offering a whopping 2691 sq ft! Entering the property you are greeted with a large hallway where you can access all the rooms. You will find a large dual aspect living room with feature fireplace and bi-folding doors out to a landscaped garden, then a further reception room which could make a fabulous office enjoying leafy green views to the rear. A third reception room to the front is ideal as a formal dining room or additional TV room. Lastly a stylish remodelled kitchen/diner/family room with slick curved units, granite tops and a sociable central island with many fitted appliances and a hidden utility cupboard with sink. A brilliant space for entertaining with enough room for casual seating, plus more bi-folding doors leading straight out to the decked area of the garden. The first floor and second floor showcase 5 very good size double bedrooms, 3 ensuite bathrooms and a family bathroom. The master suite being beautifully light and 36", this bedroom also comes with a walk in wardrobe. Outside a well tended garden has been laid to lawn and has a composite decking area. It has been landscaped and enjoys an outlook of a neighbouring ménage and surrounding paddock. You will also find a single garage and parking for 2/3 cars.

## Situation

The picturesque village of Iron Acton is located between the market town of Chipping Sodbury and the villages of Winterbourne and Frampton Cotterell. It has a charming conservation High Street with many period properties, plus there are beautiful countryside surroundings including the Frome Valley River Walkway. It benefits from its own primary school, village green with traditional Maypole, church, village hall, children's play area, tennis courts, two public houses and of course the annual 'Proms in the Meadows'! Nearby there is also the garden centre with its own coffee shop. Adjacent to the church the beautiful Old Rectory is now a private therapy clinic offering a range of treatments. There are excellent road links to Bristol and motorway junctions for the M32/M4 and M5, with the M4 junction being approx 6.9 miles away. Bristol Parkway Railway Station is approx 6.6 miles from the village.

## Property Highlights, Accommodation & Services

- Semi Rural Setting in Small Private Road of just 6 Houses
- Spacious Accommodation - 2,691 Square Feet - Set over 3 Floors
- Modern Kitchen/Diner with Bi-Folding Doors to Rear Garden
- 5 Double Bedrooms
- 3 Good Size Reception Rooms
- 3 Ensuite Bathrooms and a Family Bathroom
- Stunning Landscaped Rear Garden
- Garage & Driveway Parking
- Oil Central Heating - Double-Glazing
- Council Tax Band - F - South Gloucestershire Council

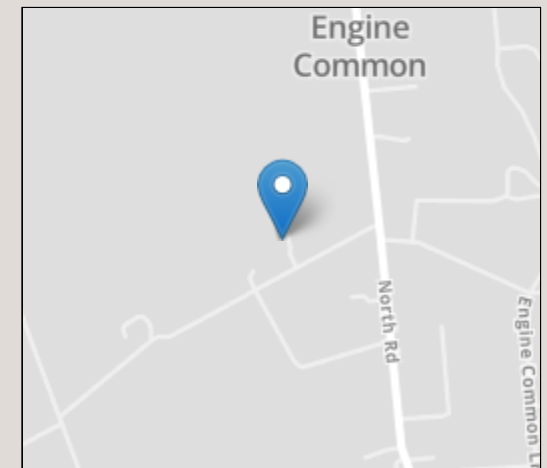
## Directions

Leaving Yate and heading towards Iron Acton on Goose Green Way, turn right onto North Road by the Fox Public House and shortly after take the second left onto Mission Road. Chestnut Springs will be found on your right hand side where Number 4 will be on the left in the cul-de-sac.

**Local Authority & Council Tax** - South Gloucestershire Council - 01454 868686 - Tax Band F

**Tenure** - Freehold

**Contact & Viewing** - Email: [chippingsodbury@milburys.co.uk](mailto:chippingsodbury@milburys.co.uk) Tel: 01454 318338



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

IMPORTANT NOTICE Milburys Estate Agents Ltd, their clients and any joint agents give notice that they have not tested any apparatus, equipment, fixtures, fittings, heating systems, drains or services and so cannot verify they are in working order or fit for their purpose. Interested parties are advised to obtain verification from their surveyor or relevant contractor. Statements pertaining to tenure are also given in good faith and should be verified by your legal representative. Digital images may, on occasion, include the use of a wide angle lens. Please ask if you have any queries about any of the images shown, prior to viewing. Where provided, floor plans are shown purely as an indication of layout. They are not scale drawings and should not be treated as such. Complete listings and full details of all our properties (both for sale and to let) are available at [www.milburys.co.uk](http://www.milburys.co.uk)







# Milburys



SALES LETTING MANAGEMENT



[www.milburys.co.uk](http://www.milburys.co.uk)

