

Milburys

SALES LETTING MANAGEMENT

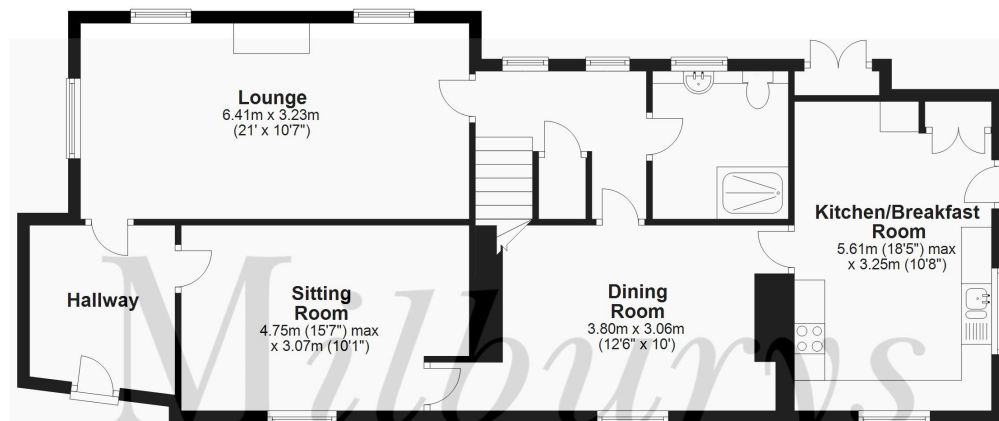


Bylanes, Sandy Lane, Aust, South Gloucestershire, BS35 4AU

£465,000

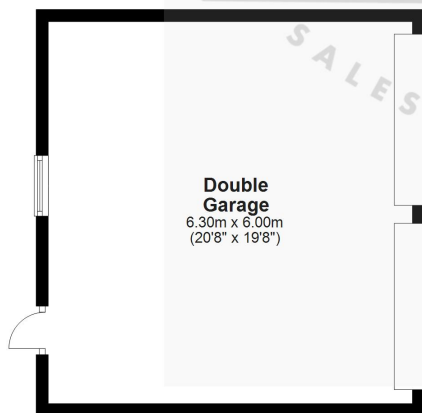
### Ground Floor

Approx. 94.5 sq. metres (1016.7 sq. feet)



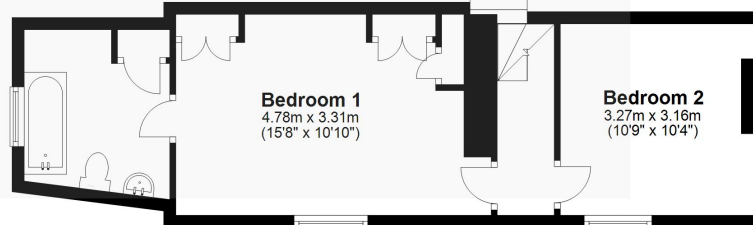
### Double Garage

Approx. 37.8 sq. metres (406.9 sq. feet)



### First Floor

Approx. 37.8 sq. metres (406.6 sq. feet)



Total area: approx. 170.0 sq. metres (1830.2 sq. feet)

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



# Bylanes, Sandy Lane, Aust, South Gloucestershire BS35 4AU

What a charming and unexpectedly spacious home! Bylanes is a substantial detached cottage enjoying a beautifully tended garden complete with a summer-house, plus a double garage and off-street parking at the far end. Stepping inside you will find a dual-aspect lounge with a feature fireplace, the sitting room/study/ground floor bedroom 3 which has a wood-burning stove, a separate dining room, the kitchen/breakfast room with plenty of space for a table, chairs and a stable door to the garden, plus a smart ground-floor shower room. Upstairs there are two generous double bedrooms, one with an en-suite bathroom! Everything is spick and span and a credit to the current owner. The windows are double-glazed and heating is oil-fired. If you are looking for something a little bit different with a versatile layout, then this could be just the place for you and with the added benefit of planning approved for a first floor rear extension to create another bedroom should you need a little extra space in the coming years (Ref. No: P22/04467/HH)!

## Situation

The village of Aust lies to the south of the M48 & the Severn Bridge, with a convenient motorway junction right on the doorstep connecting to the M4 & M5 at Almondsbury. Historically the lane through the village led to the ferry across the River Severn, immortalised in the famous picture of Bob Dylan waiting for the "Severn Princess" in 1966. The village has a fine old pub, The Boar's Head and an ancient church. The neighbouring village of Olveston has a range of shops and a popular primary school. The nearest secondary school is Marlwood at Alveston - [www.marlwood.co.uk](http://www.marlwood.co.uk) - 4 miles to the east, in the direction of the market town of Thornbury.

## Property Highlights, Accommodation & Services

- Delightful Character Cottage
- Detached - Village Location
- Good Access To M48 And A403 To Bristol
- Generous Cottage Gardens - Double Garage With One Electric Roller-Door And One Up-And-Over
- Off-Street Parking - Covered Work Area/Car-Port
- Entrance Hall - Dual-Aspect Lounge With Feature Fireplace - Sitting Room/Bedroom 3 With Period Fireplace
- Fitted Kitchen/Breakfast Room With Stable Door And Window Overlooking Garden
- Ground Floor Shower Room - Two Double Bedrooms - En-Suite Bathroom
- Oil Central Heating - Double-Glazing
- Planning Approved For Third Bedroom Upstairs (Ref. No: P22/04467/HH)

## Directions

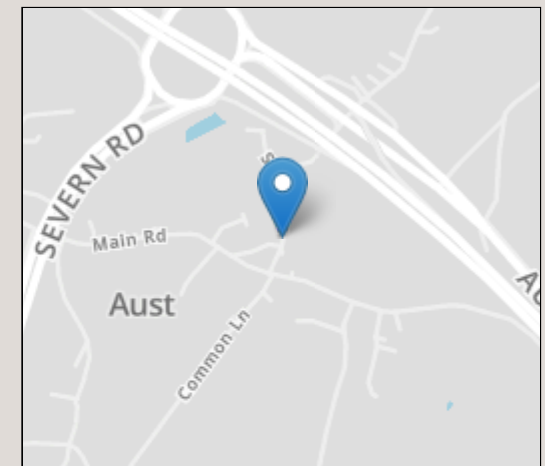
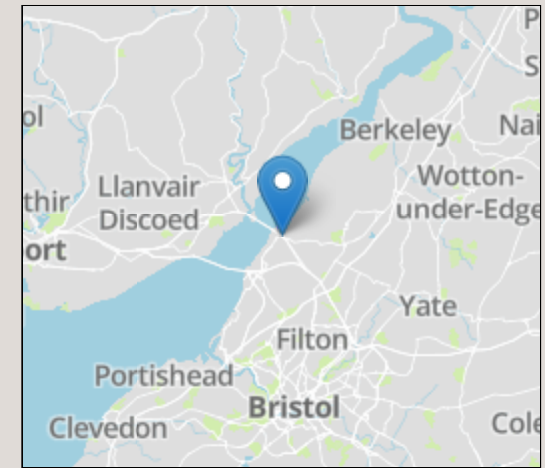
From the roundabout at Aust Services take the A403 southwards. The first turning left is into Aust Village. Follow the lane into the village turning left at the chapel. Bylanes is the first property on the left. Drive past the cottage and parking is at the far end of the garden.

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

**Tenure** - Freehold

**Additional Information** -

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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