

# 26 Rockwood House Gravel Hill Road, Yate, South Gloucestershire BS37 7BW

Rockwood House is glorious Grade II Listed building sitting in circa three acres of its own pristine grounds which offer manicured communal gardens plus off street parking for the residents use. Originally built as a country home in the late 1700s, its history is long and varied and includes at one stage being the home of author Dearman Birchall. In more recent years it even featured as part of the local night life as a late night club! Boasting spectacular high ceilings, this sizable apartment can be found on the ground floor of the original building. With a level access straight from the parking area, it comprises of two good size double bedrooms, small conservatory, beautiful refitted bathroom with large walk-in shower and finally a show stopping open plan family room/kitchen with a slick refitted kitchen complete with central island and space for large appliances. 3 grand sash windows to the front provide not only floor to ceiling natural light, but also far reaching views from this elevated location. Furthermore, accessed via a separate door in the communal hallway the flat comes with a HUGE BASEMENT offering all manner of uses. This area is exclusively owned by the flat and provides 5 large connecting rooms. Parking is to the front of the property, plus there is also an opportunity to purchase a single garage with the flat. Monthly management Fees of £264, plus there is a 10 year Major Works Levy - please call Milburys for breakdown costs. Lease details; 90 years remaining of 125 year Lease. Extension plans in place with the Management Company.

## Situation

Yate Rocks is a small attractive hamlet which has a selection of charming character properties. It sits on the edge of the Cotswolds and has excellent road links to the A46, the M4 (Junction 18 is approx. 6 miles away), M5 (Junction 14 is approx. 7.5 miles away), Bristol and Bath. Yate train station also provides good transport links for commuters to Bristol. The historic market town of Chipping Sodbury is only minutes drive where there is a bustling High Street, golf course, common and centrally located Waitrose store. Yate has a leisure centre, retail park (including cinema and restaurants) and a large shopping centre which caters for all needs. There is easy access to surrounding countryside and to the Cotswolds, plus Bath and Tetbury can be reached by the A46. There are also several choices of Primary and Secondary schools in the area.

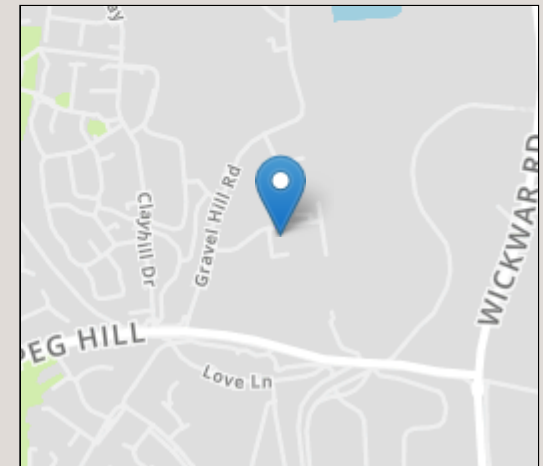
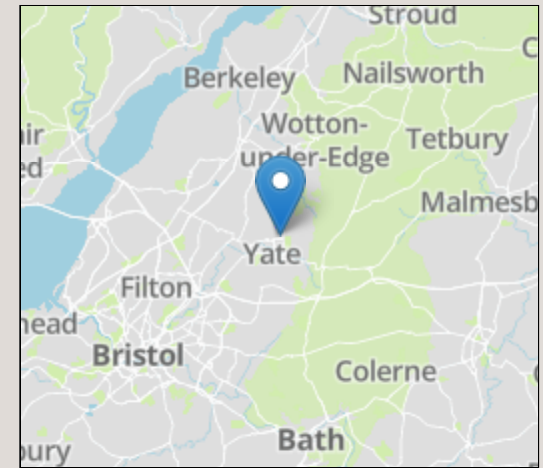
## Property Highlights, Accommodation & Services

- Beautiful Grade II Listed Property
- Ground Floor Apartment
- Amazing Open Plan Living Space
- Huge Basement with Multiple Rooms
- 2 Double Bedrooms
- Modern Refitted Shower Room
- Glorious Shared Gardens (with on site gardeners)
- Parking and Option to buy Garage
- Council Tax Band - B - South Gloucestershire Council

## Directions

From Chipping Sodbury High Street take the Wickwar Road and after approximately 1 mile turn left into Peg Hill. Head down Peg Hill and turn right into Gravel Hill Road where you will find the entrance to Rockwood House a short distance along on your right hand side. Once in, look for the entrance to number 26 on your right.

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



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