

Total area: approx. 303.2 sq. metres (3263.5 sq. feet)

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



6 Sunnybank, Westerleigh, South Gloucestershire BS37 8RA

We are excited to present this truly unique and FANTASTIC family home! Offering so much more than first meets the eye, this former end of terrace cottage is now unrecognizable. Accessed via secure electric gates you are welcomed into a very large paved parking area and once in, there is a sense of being in your very own world! Set in just over 3 Acres the plot reaches far into the adjacent woodlands with meandering pathways. The main house has been extensively extended over the years and comprises of a a large entrance hall, guest WC with shower, grand living room with feature fireplace and bi-folding doors looking out to the garden. There is an L-shaped kitchen/diner with central island, appliances and 2 sets of glazed doors out to the garden. Plus there is access to a utility room and small study to the front. Then to the right side of the entrance hall, you enter the gym which then leads into a spectacular indoor heated swimming pool, complete with sauna and access out to the garden. From here another large garden room (currently used as Bedroom 5) can be found with a further ensuite facility. The first floor offers 4 double bedrooms, an ensuite to the master, plus a family bathroom. The rear garden offers amazing countryside views, a raised terrace laid to patio, then steps down to a large lawn and a well stocked feature pond. From here a gate leads into rolling woodland with pathways, firepits and complete privacy with acres to explore. Lovely recreational space for a family to enjoy, especially free spirited children! In addition to this, adjacent to the main house there is a superb 2 bedroom fully detached bungalow. Ancillary accommodation to the main house, this super annexe has a big lounge with triple aspect, a 17ft kitchen/diner that leads to a handy utility room, then two good size bedrooms and a shower room. IDEAL for independent family accommodation. A local footpath and cycle way is accessed from the woodland so easy country walks are also on your doorstep! A 'MUST VIEW' unique property!

Situation

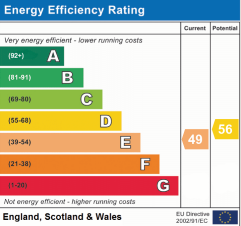
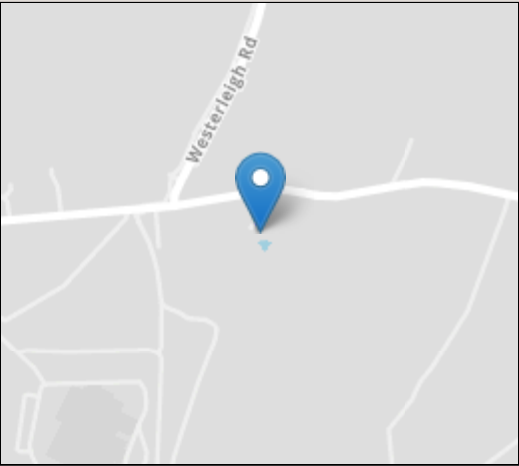
Westerleigh is a popular semi-rural village located just outside Chipping Sodbury and Yate at the southern fringes of the Cotswolds. The village offers public houses, village hall, a church, car repair garage and large sport and recreation field. Visitors to the area can enjoy good local walks in the surrounding countryside, plus there is the nearby Kendleshire golf course and Bitterwell Lake. Westerleigh is approximately 2 miles from all the shops and amenities found in the towns of Yate and Chipping Sodbury, which are located approximately 5.8 miles from the M4 Junction 18 and 11.3 miles from the centre of Bristol. Yate has a train station with main line connection, leisure centre, cinema complex and a large shopping centre which caters for all needs. There is easy access from Westerleigh to surrounding countryside and to the Cotswolds via the A46, plus the nearby Westerleigh Road runs directly to the A4174 Ring Road which provides excellent access to Bath and Bristol.

Property Highlights, Accommodation & Services

- NO ONWARD CHAIN ! • Large 5 Bedroom Family Home • Separate 2 Bedroom Bungalow Annexe
- Over 3 Acres of Woodland and Gardens! • Glorious Countryside Views • Large indoor Heated Swimming Pool and Sauna
- Parking for Multiple Vehicles • Gym and Utility Room • Council Tax Band - E - South Gloucestershire Council
- EPC Main House E (plus) EPC Bungalow/Annexe D

Directions

Leaving the centre of the village via Kidney Hill, head towards Bristol until you reach the T-Junction. Turn left onto the main Westerleigh Road and after just a few hundred meters on your right you will see a rank of cottages named 'Sunnybank'. Drive in and at the end of the track you will see 2 big metal gates that lead into number 6's courtyard.



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