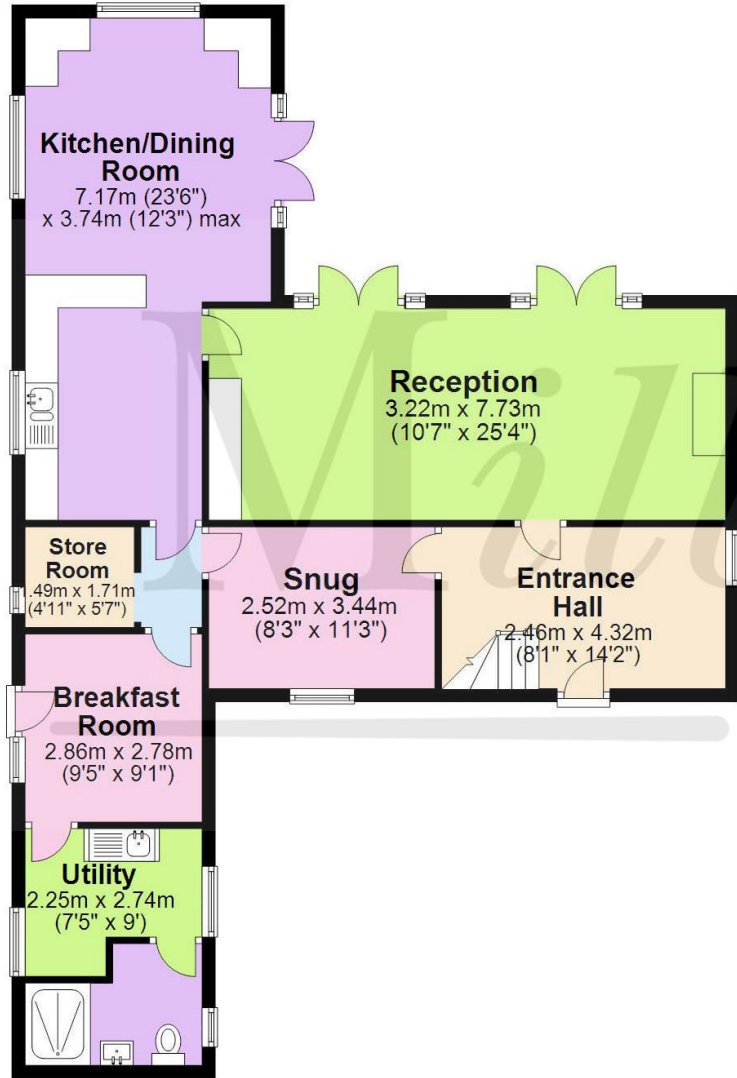
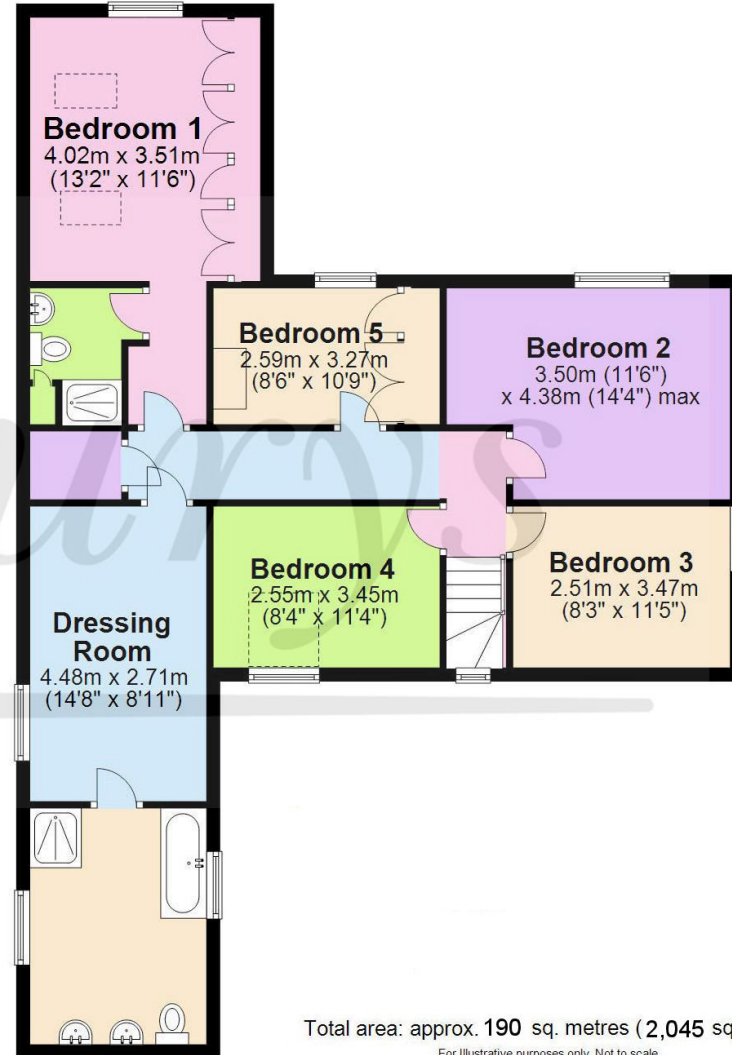




Ground Floor



First Floor



Total area: approx. 190 sq. metres (2,045 sq. feet)

For illustrative purposes only. Not to scale.  
Plan produced using PlanUp.

# The Cottage, Dyers Lane, Iron Acton, South Gloucestershire BS37 9XT

NO ONWARD CHAIN! Originally 2 cottages from the 1800s but now combined as one, 'The Cottage' has a lovely semi-rural country lane location with fields and open views to enjoy. Country walks and bridleways are found close-by plus it is very easy to join road networks for commuting. Likewise all the shops, schools and amenities can be found in nearby Yate and Chipping Sodbury. Over the years the cottage has been substantially extended and so now presents itself as a spacious family home which in brief comprises of a large lounge with fireplace, kitchen/diner opening onto the garden, a snug reception and a breakfast room. Likewise there is a modern downstairs shower room plus a utility. Upstairs has 5 bedrooms, an additional dressing room leading to a lovely spacious modern bathroom plus an ensuite to the master. Outside there is a private garden screened by hedgerow and bushes, mainly laid to lawn and with a good side patio area to sit out on. Chickens and coop can be included! At the front there is off street parking for several cars - PLUS an electric car charging point - which leads to a recently erected timber garage/store/workshop which has the additional bonus of a separate room (with WC facilities) which makes a fantastic 'home office' or a teenagers retreat/playroom away from the house. The property is also offered with NO ONWARD CHAIN!

## 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

- NO ONWARD CHAIN! • Detached Extended Cottage in Semi-Rural Location with Countryside Surrounds
- Good Size Lounge, Kitchen Dining Room, Snug Reception, Breakfast Room, Utility and Downstairs Shower Room
- 5 Bedrooms Plus Large Dressing Room Leading to Lovely Big Modern Bathroom • Open Field Views with Nearby Public Footpaths
- Three Bath/Shower Rooms!
- Large Timber Garage/Workshop with Stairs to Storage Area Over PLUS Separate Office/External Reception with Own WC Facility!
- Electric Car Charging Point, Private Drainage (Treatment Plant) and Oil Central Heating
- Council Tax Band F - South Gloucestershire Council

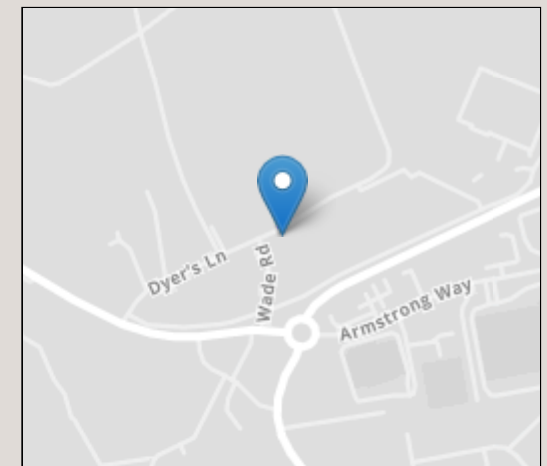
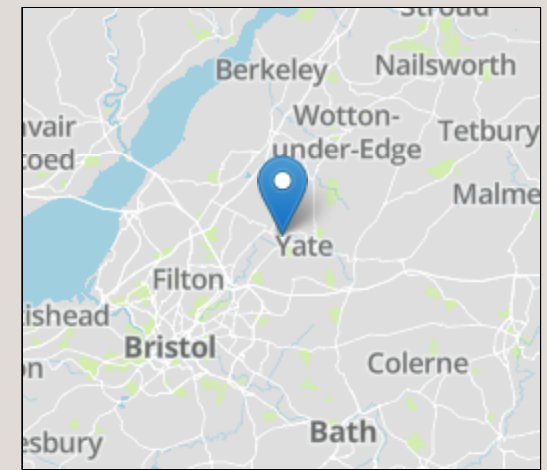
## Directions

'The Cottage' is located just a short drive outside the village of Iron Acton. From the 4059 / Yate Road turn into Dyers lane where The Cottage will shortly be found on your right hand side – it is found just after Wade Road which is a small lane on your right.

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

**Tenure** - Freehold

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	2002/91/EC





