

Milburys

SALES LETTING MANAGEMENT



Pear Tree Cottage, Bushes Lane, Horton, South Gloucestershire, BS37 6QL

£825,000

Ground Floor
Approx. 138.2 sq. metres (1487.8 sq. feet)



Total area: approx. 138.2 sq. metres (1487.8 sq. feet)

This plan is for illustrative purposes only. Whilst every care has been taken to ensure the accuracy of the floor plan, measurements, door/window positions and rooms are approximate and no responsibility is taken for any error.
Plan produced using PlanUp.



Pear Tree Cottage, Bushes Lane, Horton, South Gloucestershire BS37 6QL

Situated at the end of a pretty country lane that leads off from the centre of Horton village this beautiful extended, detached bungalow has a lovely quiet setting with heaps of privacy yet is only a short drive from the local market town of Chipping Sodbury and excellent road links on the A46. There are lovely countryside surroundings as it sits a short distance from the Cotswold Ridge and so country walks, woodlands and bridleways are on your doorstep and easily reached. The bungalow was built in the 1980s originally as additional accommodation for the neighbouring farm house, but now sits in its own sizable gardens which are beautifully maintained and presented - as is the rest of the property. The spacious accommodation comprises of a welcoming hallway, a fantastic open plan kitchen/dining/family room, a separate lounge with log burner and a further garden room which comes off the 2nd lounge. There is also a utility room, a modern bathroom and three double bedrooms of which the master has its own ensuite. Outside stunning gardens surround the house and are fully enclosed and 'dog proofed', complimented further by a lovely covered seating area. To the front a five bar gate provides secure parking on a large driveway plus there is a double garage with a small gym room to its rear and a work shop / working space to the side. Finally there is an impressive triple garage with electric doors which could have a multitude of other uses if wanted, such as a fantastic work from home space if needed. A lovely individual home which has been meticulously looked after and much loved.

Situation

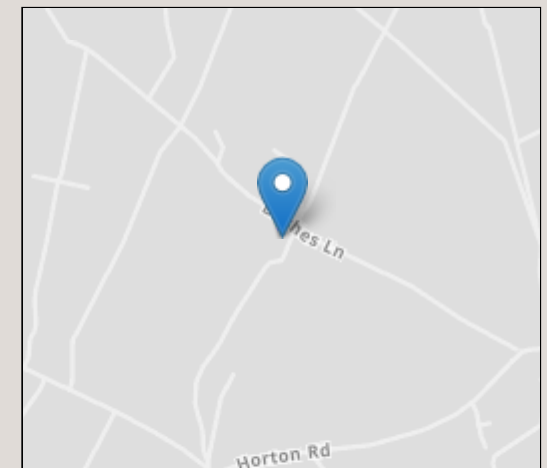
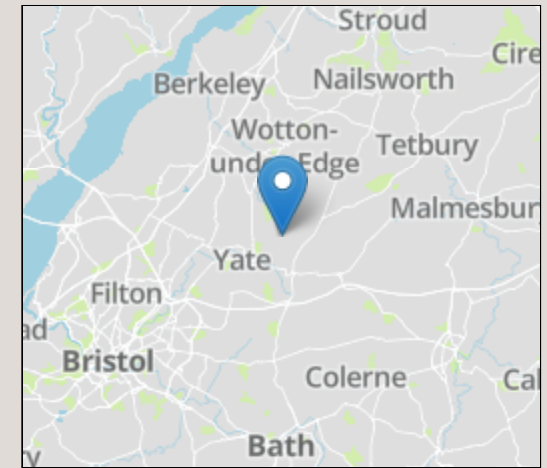
Horton is a small pretty village nestled between the market town of Chipping Sodbury and the villages of Hawkesbury Upton and Old Sodbury. Having lovely rural surrounds and countryside views it is ideal for a semi-rural lifestyle whilst still being extremely convenient for local amenities found in nearby Chipping Sodbury (just circa 2.7 miles away) which includes a variety of shops, public houses, restaurants, sport/playing fields, Golf Club and a Waitrose store. The village is situated just below the Cotswold Ridge where there are lovely country walks including the nearby Cotswold Way, plus it is just a short drive from Chipping Sodbury Common which is a protected Area of Outstanding Natural Beauty. Horton has its own Primary School and benefits from excellent road links to the A46, whilst the M4 Junction 18 is approx 4.9 miles away. Bristol and Bath are commutable distances plus the Yate train station is approx. 5.8 miles away.

Property Highlights, Accommodation & Services

- Fantastic Extended Bungalow - Beautifully Presented and Spacious
- Detached and Sitting in Lovely Gardens with Much Privacy
- Lovely Setting with Easy Access to the Village and to Chipping Sodbury
- Surrounded by Countryside with Many Walks and Bridleways Nearby
- Beautifully Presented and Maintained by the Current Owners
- Three Double Bedrooms, Master with Ensuite
- Fantastic Open Plan Kitchen/Dining/ Family Room Plus Lounge with Woodburner and Garden Room Reception
- Plenty of Parking , Double Garage, Small Gym and Work Shop Plus Large Triple Garage with Electric Roller Doors!
- Propane Gas Central Heating - Water Billed from Farm House via Meter - Sewage; Own Septic Tank
- Council Tax Band D - South Gloucestershire Council

Directions

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E		
(21-38)	F	40	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Director	2013



