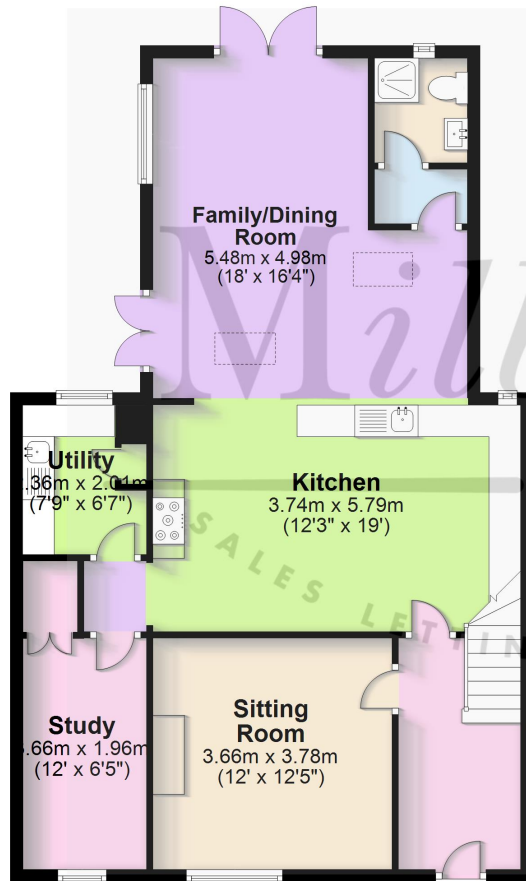




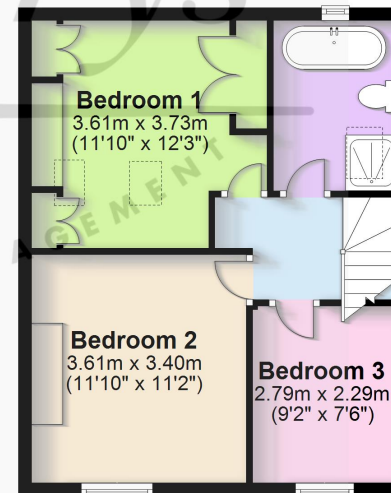
Ground Floor

Approx. 89.3 sq. metres (960.8 sq. feet)



First Floor

Approx. 42.2 sq. metres (453.9 sq. feet)



Total area: approx. 131.4 sq. metres (1414.7 sq. feet)

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



1 Wapley Rank, Westerleigh, South Gloucestershire BS37 8RP

This beautiful extended home is located at the end of a small row of cottages and lovingly improved, so now presents itself as a unique character property with many period features. It has a semi-rural position on a lovely country lane with picturesque views of the surrounding countryside, adjacent to protected orchards and just along from the country walks and open spaces found at Wapley Bushes Nature Reserve. The cottage has flexible accommodation downstairs with a superb kitchen/diner/family room, filled with natural light and benefiting from two sets of French doors leading out to the rear garden. From here you can access a downstairs shower room, utility room and a good size study which has been used as a downstairs bedroom previously. You will also find a cosy living room to the front with period features such as flagstone flooring and an inglenook fireplace with wood burner. Upstairs has three bedrooms with feature exposed beams and stone work, then a glamorous family bathroom, with wall mounted TV, roll top bath and separate shower. To the rear there is a lovely, good size garden which is accessed across the communal path which leads to the other 3 cottages. There is a raised decked area, mature hedging borders and access to a (restricted in size) garage/store room plus additional parking at the far end. To the front of the property there is a small lawned garden which has an charming outlook over the orchards, plus you will find a private parking area, along with one allocated space in the communal parking area.

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

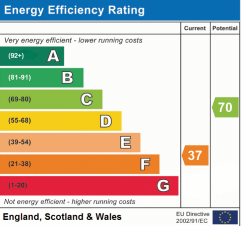
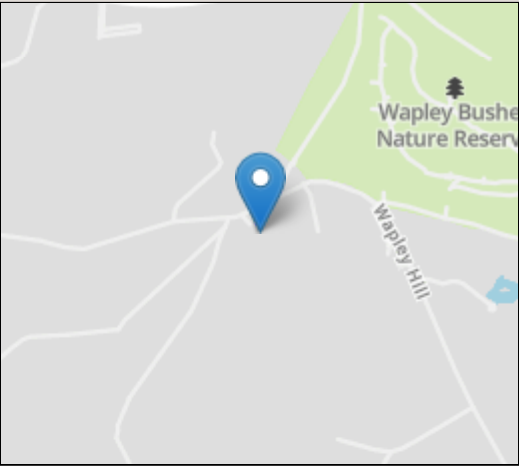
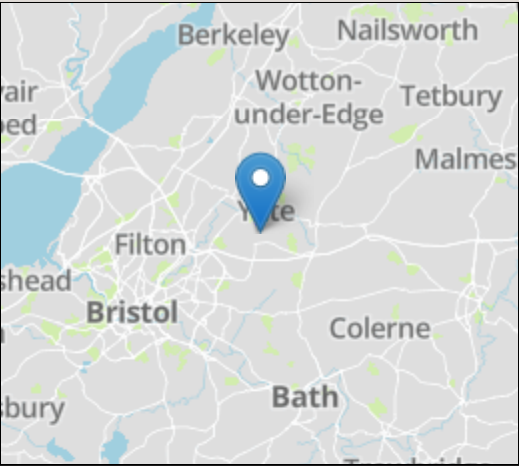
- Beautiful Semi-Rural Position Overlooking Orchards and Close to Nature Reserve
- End of Terrace Cottage, Surrounded by Fields
- Period Features, Wood Burner and Exposed Beams
- Generous Kitchen/Diner/Family Room
- 3 Bedrooms
- 2 Bathrooms
- Glorious Rear Garden with Mature Trees
- LPG Gas Central Heating and Private Drainage
- Detached Outbuilding/Storage
- Council Tax Band - A - South Gloucestershire Council

Directions

From Chipping Sodbury head toward Yate and turn left onto Culverhill Road. Continue for approximately 2.3 miles and then at the T-Junction, turn right toward Pucklechurch. Take the first turning on the right into Wapley Hill and follow for 0.8 miles until you pass the entrance to the nature reserve on the right hand side. You will then see the parking for the cottage on your left.

Local Authority & Council Tax - South Gloucestershire Council - 01454 868686 - Tax Band A

Tenure - Freehold



IMPORTANT NOTICE Milburys Estate Agents Ltd, their clients and any joint agents give notice that they have not tested any apparatus, equipment, fixtures, fittings, heating systems, drains or services and so cannot verify they are in working order or fit for their purpose. Interested parties are advised to obtain verification from their surveyor or relevant contractor. Statements pertaining to tenure are also given in good faith and should be verified by your legal representative. Digital images may, on occasion, include the use of a wide angle lens. Please ask if you have any queries about any of the images shown, prior to viewing. Where provided, floor plans are shown purely as an indication of layout. They are not scale drawings and should not be treated as such. Complete listings and full details of all our properties (both for sale and to let) are available at www.milburys.co.uk



