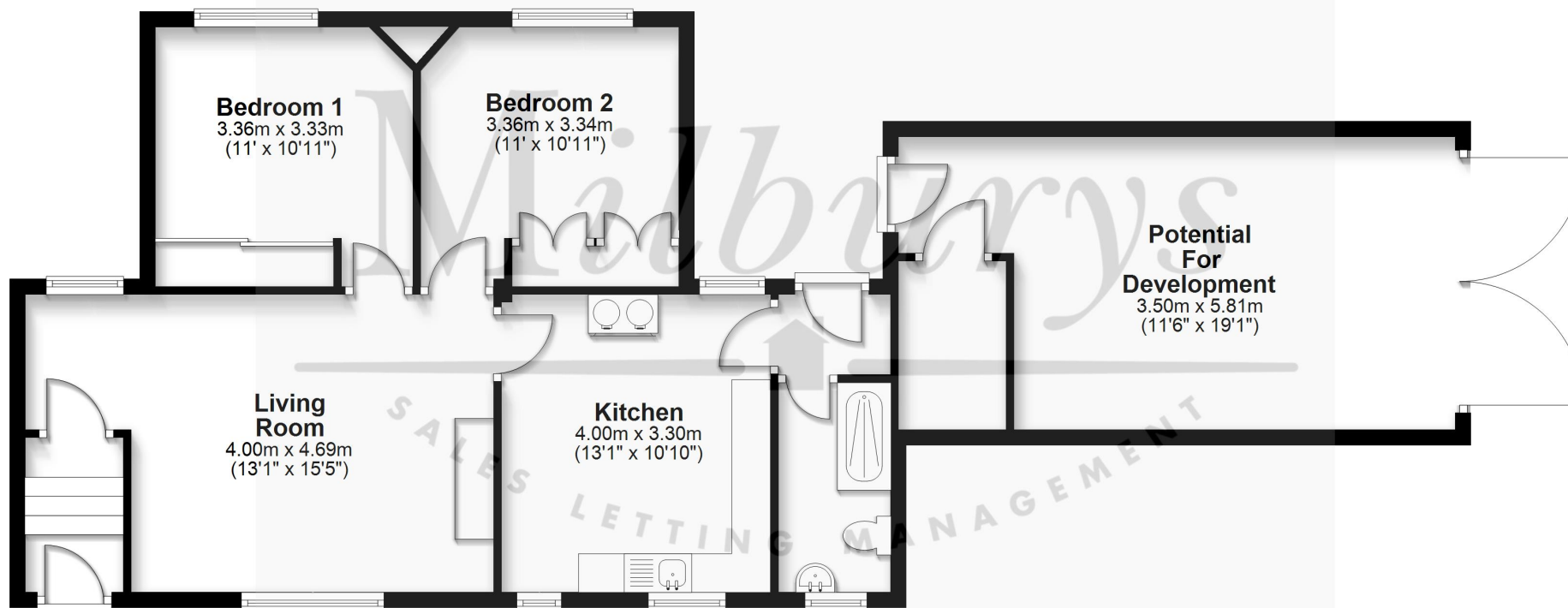




Ground Floor

Approx. 94.3 sq. metres (1015.5 sq. feet)



Total area: approx. 94.3 sq. metres (1015.5 sq. feet)

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

Sevenside, Westmarsh Lane, Oldbury-on-Severn, South Gloucestershire BS35 1QD

A rare opportunity has arisen to purchase and refurbish this detached village dwelling. We understand the property has been in the ownership of the same family for over a hundred years and they believe was once the local butchers. The successful purchaser would have the chance to update it for 21st century life, creating something quite special close to the heart of a thriving village community. All the amenities of Oldbury-on-Severn are within walking distance and these include 'The Anchor' pub, the community shop, the village primary school and St. Arilda's Church, standing proudly at the top of Church Hill with one of the best panoramic views of the Severn Estuary in the area. For those who love walking, the River Severn is within easy reach along with a plethora of country walks. – not forgetting the sailing club as well. The accommodation currently comprises entrance hall, with steps leading up to a generous lounge with open fire. Doors lead off from here to the kitchen with an old Rayburn currently serving the heating and hot water. There are two double bedrooms - with fitted wardrobes and, beyond the kitchen, the family shower room. Subject to any necessary planning consents, the attached storage building could be converted and adapted to make the most fantastic living space, perhaps with a vaulted ceiling and views out across the garden. Mature cottage gardens stretch out at the rear, a haven for enthusiastic gardeners and children to play, along with two greenhouses and garden shed. 'Sevenside' is approached via an entrance drive with parking for a couple of motor vehicles and is access to a further storage shed. We anticipate an immediate reaction and would urge you to register your interest today!

Situation

Oldbury-on-Severn is situated in excellent riding country, approximately 2 miles to the west of the market town of Thornbury, the local centre with high street shops, banks, supermarkets, leisure centre, secondary school, golf club and Tudor castle - now a private hotel. The village itself has a primary school and church, a community shop and cafe, public house and sailing club. There is good access to the M4 and M5, Bristol is easily commutable and Bristol Parkway station is approximately 11.5 miles to the south.

Property Highlights, Accommodation & Services

- Fantastic Opportunity!
- Ripe For Conversation And Refurbishment, Subject To Any Necessary Planning Consents
- Detached Dwelling Within Walking Distance Of The River Severn, Village Pub And Community Shop, Countryside Walks From The Threshold
- Generous Lounge/Dining Room With Open Fire
- Kitchen With Rayburn Currently Providing Heating And Hot Water
- Two Double Bedrooms Both With Fitted Wardrobes And Family Shower Room
- Enclosed Cottage Gardens With Two Greenhouses, Flower And Shrub Borders
- Large Store Attached To Property, Off-Street Parking
- Mains Drainage

Directions

As you approach the centre of the village along Chapel Road, take the sharp left hand turn into Church Lane. Continue past the community shop on your right and The Anchor Pub on your left. Take the next right into Westmarsh lane and Sevenside can be found almost immediately on your left hand side.

Local Authority & Council Tax - South Gloucestershire Council - Tax Band B

Tenure - Freehold

Contact & Viewing - Email: thornbury@milburys.co.uk Tel: 01454 417336



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E		
(21-38)	F		
(1-20)	G	11	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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