



JASMINE COTTAGE **PUCKLECHURCH**

Individual detached 5 bedroom cottage in about an acre and bordering open countryside, on the outskirts of this ever popular village. A lovely character home, future proofed by excellent eco-credentials such as air source heating and solar power.

Something a bit special, Jasmine Cottage offers flexible accommodation within, and plenty of space outside to enjoy. On the doorstep of the countryside and yet close enough to the amenities of the village nearby, commuter links are nearby at M4 junction 18. Spacious accommodation includes porch, sitting room, lounge, kitchen dining room, utility and storage rooms, cloakroom, 5 bedrooms, 2 shower rooms and separate toilet. Outside has much to offer:- a 4 car garage, driveway parking for 6 plus cars with double gated access from the road, a mix of formal garden areas, play area, wildlife areas, vegetable plots and orchard.

GUIDE PRICE £750,000



COUNTRY
PROPERTY

Jasmine Cottage, Feltham Road, Pucklechurch, South Gloucestershire, BS16 9SH

🌿 Detached Cottage 🌿 Sitting Room & Lounge 🌿 Kitchen Dining Room 🌿 5 Bedrooms & 2 Bathrooms 🌿 In About An Acre 🌿 4 Car Garage & Driveway Parking 🌿 Energy Efficiency Band tbc 🌿 Air Source Heating & Solar

Pucklechurch is an established country village where you'll find local stores, a bakery and deli, hairdresser, 2 pubs, primary school, historic church and other facilities. Sainsburys is under 3 miles at Emersons Green. Excellent 'commutability' via easy access to the A4174 North Bristol Ring Road - about 2 miles, Lyde Green Park & Ride/Metro, A46 about 3 miles, M4 J18 at Tormarton. Bristol, Bath, Yate, M4 corridor.



GROUND FLOOR

Porch

Sitting Room 13' 2" x 11' 9" (4.01m x 3.58m) Windows to front and side, exposed stone fireplace with wood burner, tiled floor, radiator.

Inner Hall Staircase leading to first floor with cupboard under, tiled floor, radiator.

Lounge 9' 7" min x 18' 3" (2.92m x 5.56m) Window to front with window seat and window to side, exposed stone fireplace with wood burner, exposed wooden beam, 2 x radiators.

Kitchen Dining Room 12' 11" x 21' 6" (3.94m x 6.55m) Triple aspect windows, range of wall and base units with laminated worktops and splash backs over, single drainer one and a half bowl sink unit, island unit with breakfast bar, inset Bosch electric hob with cooker hood over, fitted Neff double oven and grill, plumbing for dishwasher, wooden floor, 2 x radiators.

Storage Room 9' 3" x 4' 3" (2.82m x 1.30m) Window to side, laminated worktop with cupboard under, walk-in pantry, radiator.

Cloakroom Window to side, low level WC, hand basin.

Utility 8' 3" x 5' 3" (2.51m x 1.60m) Window to side, laminated worktop with base unit under, single bowl sink unit, plumbing for washing machine, space for fridge/freezer and tumble dryer, tiled floor, stable door leading to rear



FIRST FLOOR

Landing Linen cupboard, loft access (part boarded, ladder and light - control panel for PV solar panels.)

Bedroom 1 13' 5" x 11' 9" (4.09m x 3.58m) Window to front with seat and window to side, built-in wardrobes/cupboards, radiator.

Bedroom 2 13' 3" x 10' 6" (4.04m x 3.20m) Windows to side and rear, radiator.

Bedroom 3 9' 7" x 11' 9" (2.92m x 3.58m) Window to front with seat, radiator.

Bedroom 4 9' 8" max x 9' 10" (2.95m x 3.00m) Window to side, radiator.

Bedroom 5 8' 4" max x 13' 10" max (2.54m x 4.22m) Window to rear plus velux, radiator.

Bathroom 5' 10" x 5' 7" (1.78m x 1.70m) Velux window, panelled bath with shower over, hand basin, heated towel rail, part tiling to walls and tiled floor, extractor fan.

Separate WC Velux window, low level WC, tiled floor, extractor fan.

Shower Room Velux window, hand basin, shower cubicle with electric shower over, tiled walls and floor, extractor fan.

OUTSIDE

Four Car Garage 17' 2" x 31' 1" (5.23m x 9.47m) Double up and over garage door, personal door, windows to side, water supply, power and light, loft storage space.

Driveway parking in front of garage for 6 plus cars with 2 gated accesses.

In About An Acre Quite a wonderful mix of gardens for grownups and children to enjoy plus those who have a passion for growing vegetables as this property's land runs for approximately 300 yards and includes formal gardens, orchard, wildlife areas, chicken run, mature trees including fruit trees like cherry, apple and slow to name a few. You'll find sheds, climbing frame and a Wendy house as you wander around, all set alongside open fields.

FURTHER DETAILS

Directions From the centre of the village of Pucklechurch by the former Fleur De Lys pub, proceed East along Abson Road, past the Community Centre and as you drop down the slight hill, take the next left into Feltham Road. You'll pass the Castle Road turning and Jasmine cottage will be found on your left-hand side shortly after the road sign where the road begins to narrow. There are a set of solid wooden gates that will be open for any arranged viewings.



Tenure Freehold

Council Tax Band F

Services Mains water and electricity are connected.

Private Sewage Treatment Plant.

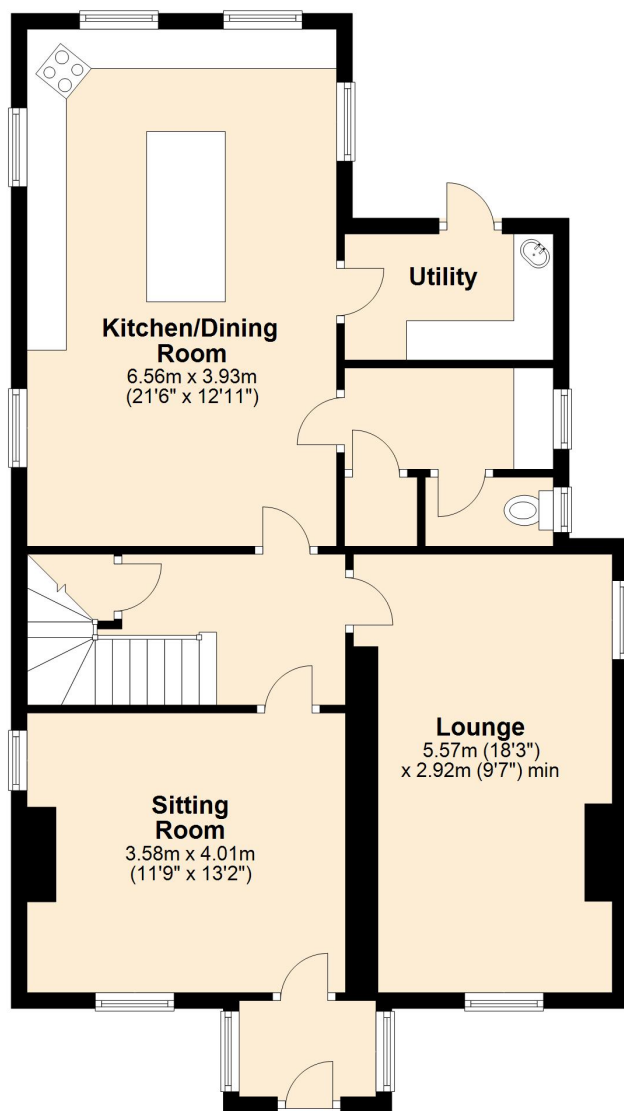
Air Source Heating.

Solar Panels (owned outright).



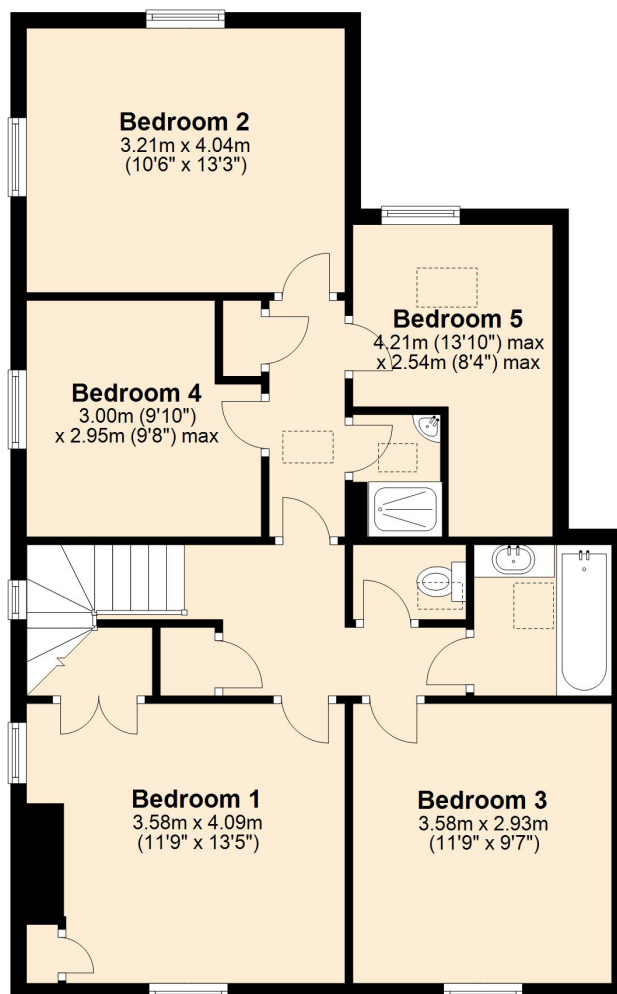
Ground Floor

Approx. 81.0 sq. metres (871.7 sq. feet)



First Floor

Approx. 78.6 sq. metres (845.5 sq. feet)



Total area: approx. 159.5 sq. metres (1717.3 sq. feet)

Sketch plan for illustrative purposes only
Plan produced using PlanUp.



COUNTRY
PROPERTY

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