

Milburys

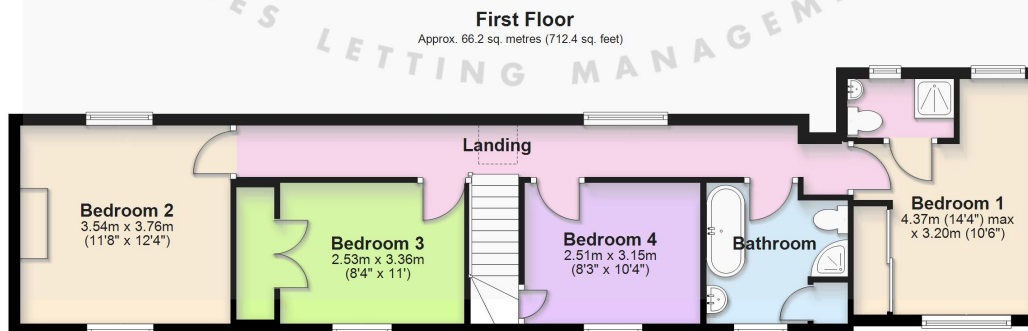
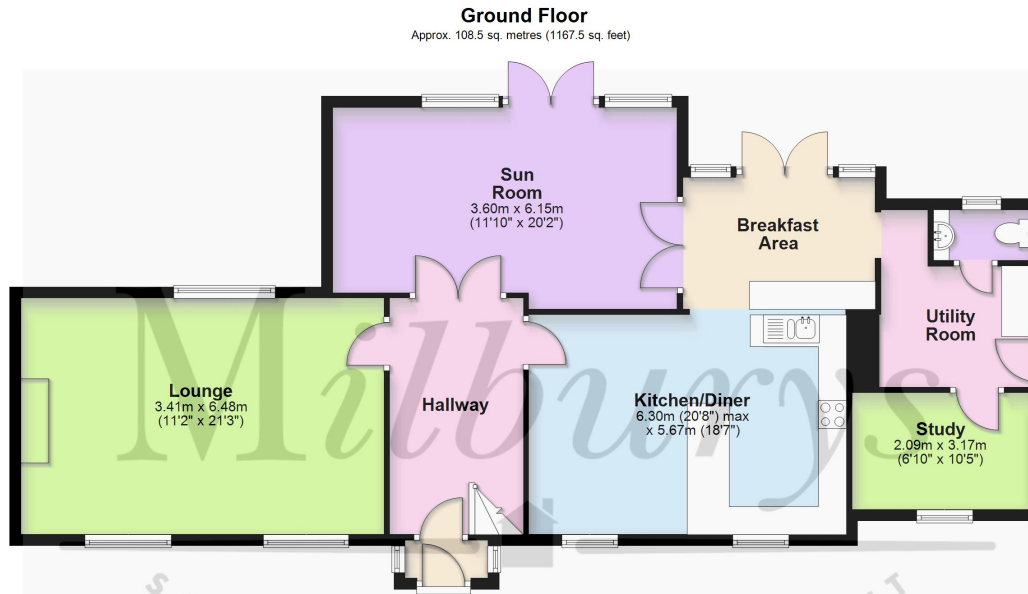
SALES LETTING MANAGEMENT



**Jotchams Cottage 112 Westerleigh Road, Pucklechurch, South Gloucestershire, BS16**

**9PX**

**£650,000**



Total area: approx. 174.6 sq. metres (1879.9 sq. feet)

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



# Jotchams Cottage 112 Westerleigh Road, Pucklechurch, South Gloucestershire BS16 9PX

Jotchams Cottage is set in a pretty semi-rural location, with countryside views front and back. Located just on the outskirts of the sought after village of Pucklechurch, this delightful detached home offers more than meets the eye. Pulling into the large gravelled driveway you have ample space for several vehicles along with an oversized/extended double garage that would make a superb workshop. Entering this unique property the ground floor provides a lovely family sitting room complete with period feature fireplace and a log burner, you will then find a large conservatory that overlooks the rear garden and the lovely countryside beyond. Then a good size country style kitchen/diner complete with peninsular unit to enjoy social seating at the breakfast bar. From here you move through to a good size utility room, downstairs WC and onto a further reception room which also makes a handy home office. The first floor has 4 good size bedrooms, a family 4 piece bathroom and an ensuite shower room to the master. Outside has stunning views over a generous rear garden, surrounding fields and a fruit farm which is just yards away. There is also access to the large extended double garage which would make a fantastic space for those looking to house multiple cars/bikes or to have as a large workshop.

## Situation

The historic village of Pucklechurch has a lovely rural setting and is situated approximately 10.6 miles from Bristol and 10.4 miles from the centre of Bath (via the attractive Lansdown route which passes Lansdown Race Course). Commutable village life and beautiful countryside surrounds make Pucklechurch a popular choice for those wanting excellent access to these two major cities and also to the nearby market town of Chipping Sodbury and the extensive shopping/recreation facilities of Yate. The village is served by local stores including the village bakery, post office, convenience store, coffee shop and several Public Houses. Pucklechurch C of E Primary School is located in the village as is the well maintained village recreation ground. The village also has a cricket club, community centre and church whilst there is easy access to the Bristol ring road which is just 2 miles to the West, whilst the M4 Junction 18 is 4.5 miles to the East.

## Property Highlights, Accommodation & Services

- Period Detached Cottage
- Ample Parking and Double Garage - Plus Stone Built Outbuildings, Ideal for Workshop or Storage
- 4 Bedrooms
- Family Bathroom and Ensuite
- Farmhouse Style Kitchen/Diner
- Lounge with Wood-Burning Stove
- Large Conservatory/Family Room
- Semi Rural Setting with Countryside Views
- Private Drainage (sewage treatment plant facility)
- Council Tax Band - E - South Gloucestershire Council

## Directions

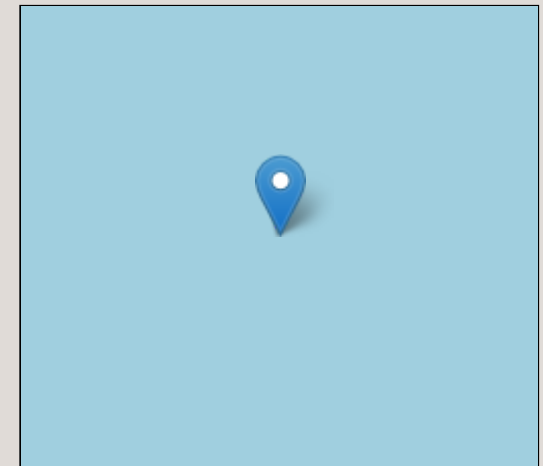
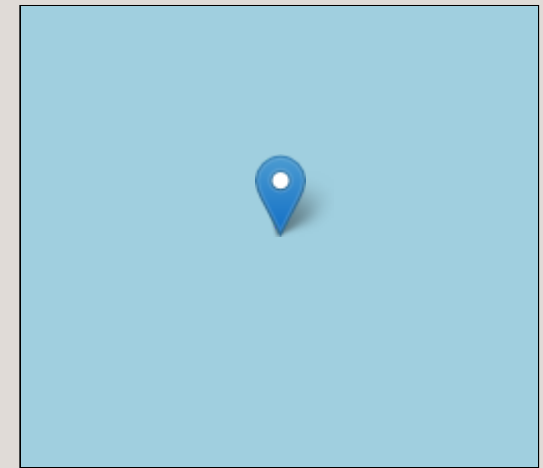
As you leave the village of Pucklechurch and head towards Chipping Sodbury via the Westerleigh Road (B4465), Jotchams Cottage will shortly be found on your right hand side - just before the turning for Aldams Nursery and Fruit Picking.

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

**Tenure** - Freehold

## Additional Information -

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](http://www.milburys.co.uk)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



