



Milburys
SALES LETTING MANAGEMENT

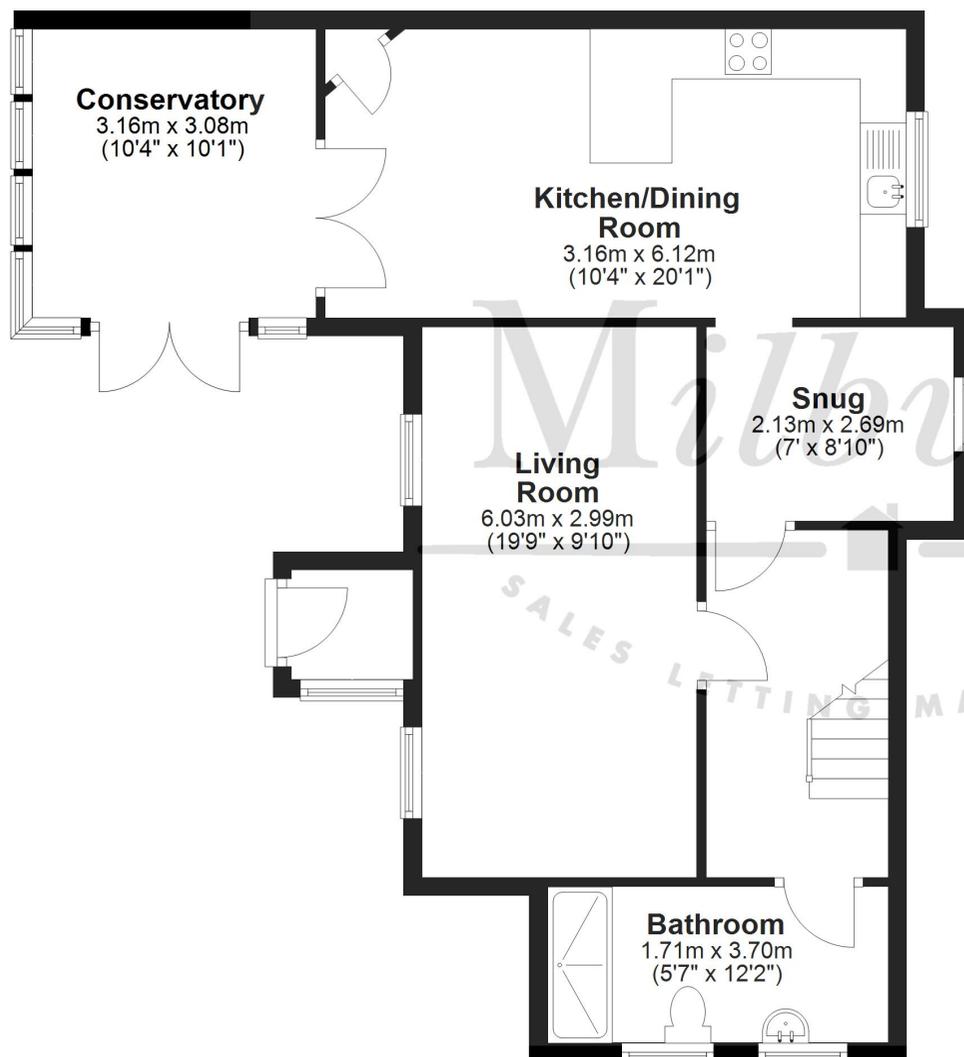


45 Gloucester Road, Rudgeway, South Gloucestershire BS35 3SF

£595,000

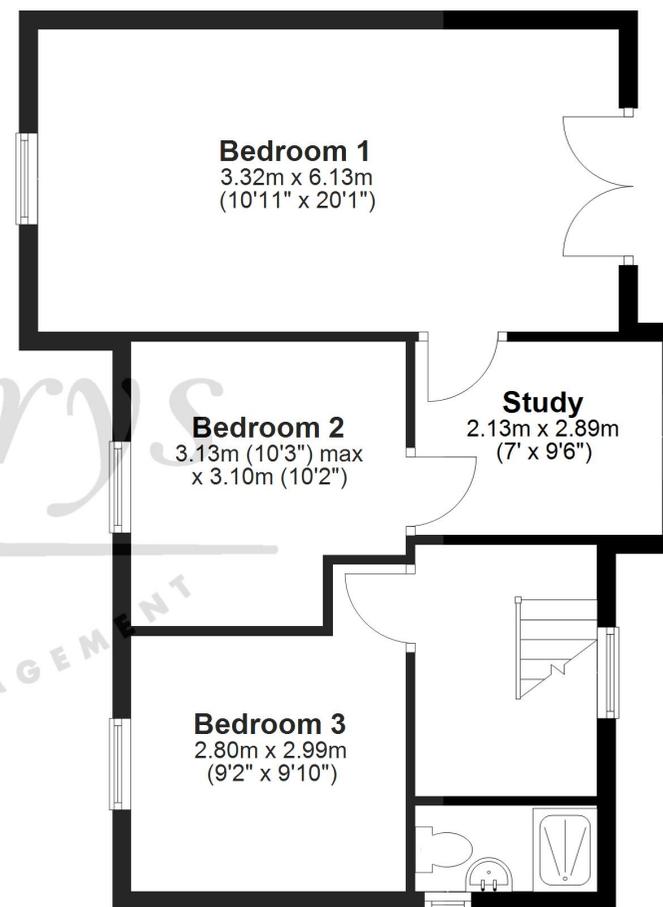
Ground Floor

Approx. 70.9 sq. metres (763.1 sq. feet)



First Floor

Approx. 53.7 sq. metres (578.2 sq. feet)



Total area: approx. 124.6 sq. metres (1341.3 sq. feet)

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

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Nestled away in the village of Rudgeway, this delightful detached cottage enjoys picturesque views across the Severn Estuary and offers easy access to beautiful countryside walks, welcoming local pub and excellent commuter links to both the North and South of Gloucestershire. Brimming with character and rustic charm, this unique home presents a truly special living space. Set within an established private plot with open views to the rear, the property benefits from a substantial double garage and a range of outbuildings, offering exciting scope for further development (subject to planning). Inside, the cottage exudes warmth and personality. A generously sized lounge features an exposed natural stone wall and a cosy wood-burning stove, perfect for relaxing evenings. The recently refurbished kitchen is a stand-out feature, beautifully appointed and perfectly positioned to take in the stunning countryside outlook. Additional ground floor accommodation includes a practical utility/shower room and a bright conservatory, offering flexible living for families. Upstairs, you will find three well-proportioned bedrooms, along with a versatile study/dressing room and a further shower room. Outside, the mature garden provides a peaceful retreat, complemented by off-road parking and plenty of space to enjoy outdoor living. This is a home that truly captures the imagination- full of charm, character and potential. Early viewing is highly recommended to fully appreciate everything this wonderful cottage has to offer.

Situation

Rudgeway is on the A38 approximately 3.4 miles north of the M4/M5 interchange, ideal for commuting north, south, east or west - Parkway Station (London Paddington/South Wales) is approximately 6 miles to the south. Nearby schools include St Helen's Primary School and Marlwood Secondary School, both in the nearby village of Alveston, plus Tockington Manor Preparatory School and Castlefell School. The local centre and market town of Thornbury lies 2.5 miles to the north, with its a bustling high street, a variety of shops and supermarkets, cafes and restaurants, a leisure centre with swimming pool, plus a golf course. The Mall at Cribbs Causeway is just one junction further south along the M5, as are local attractions, Wild Space and The Wave.

Property Highlights, Accommodation & Services

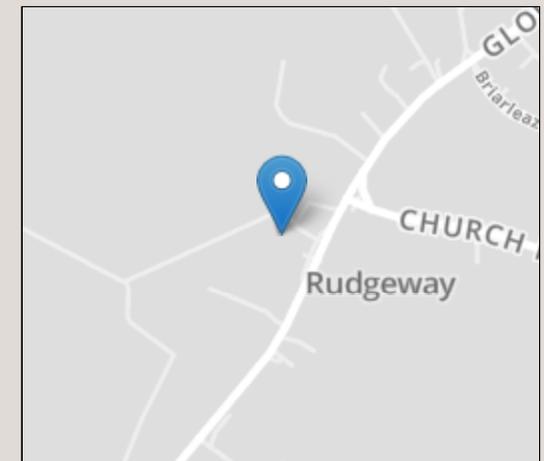
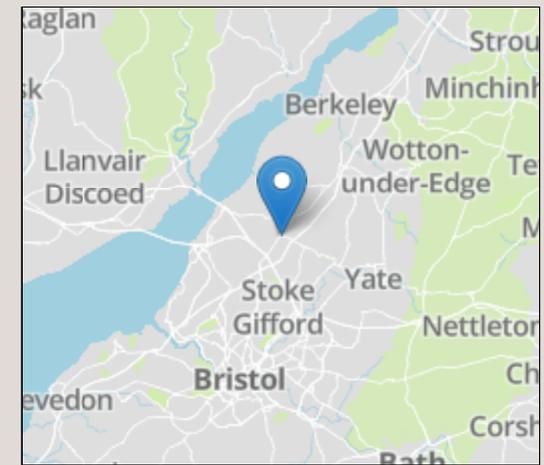
- Charming Detached Cottage With Stunning Views
- Surrounded By Countryside Walks And Conveniently Located Commuter Spot
- Established, Private Plot With Garage And Range Of Outbuildings
- Characterful Living Room With Natural Stone Wall And Cosy Wood Burning Stove
- Recently Refurbished Kitchen With Countryside Outlook
- Ground Floor Includes Utility Room, Bright Conservatory, And Modern Shower Room
- Three Well-Proportioned Bedrooms Plus A Versatile Study/Dressing Room
- Mature Gardens, Off road Parking, And Outstanding Potential To Create Your Dream Home

Directions

Travelling north on the A38 as you approach the traffic lights in Rudgeway, take the immediate left just before and follow the lane around to your left. Yew Tree cottage/ Number 45 can be found in the far corner.

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

Tenure - Freehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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