

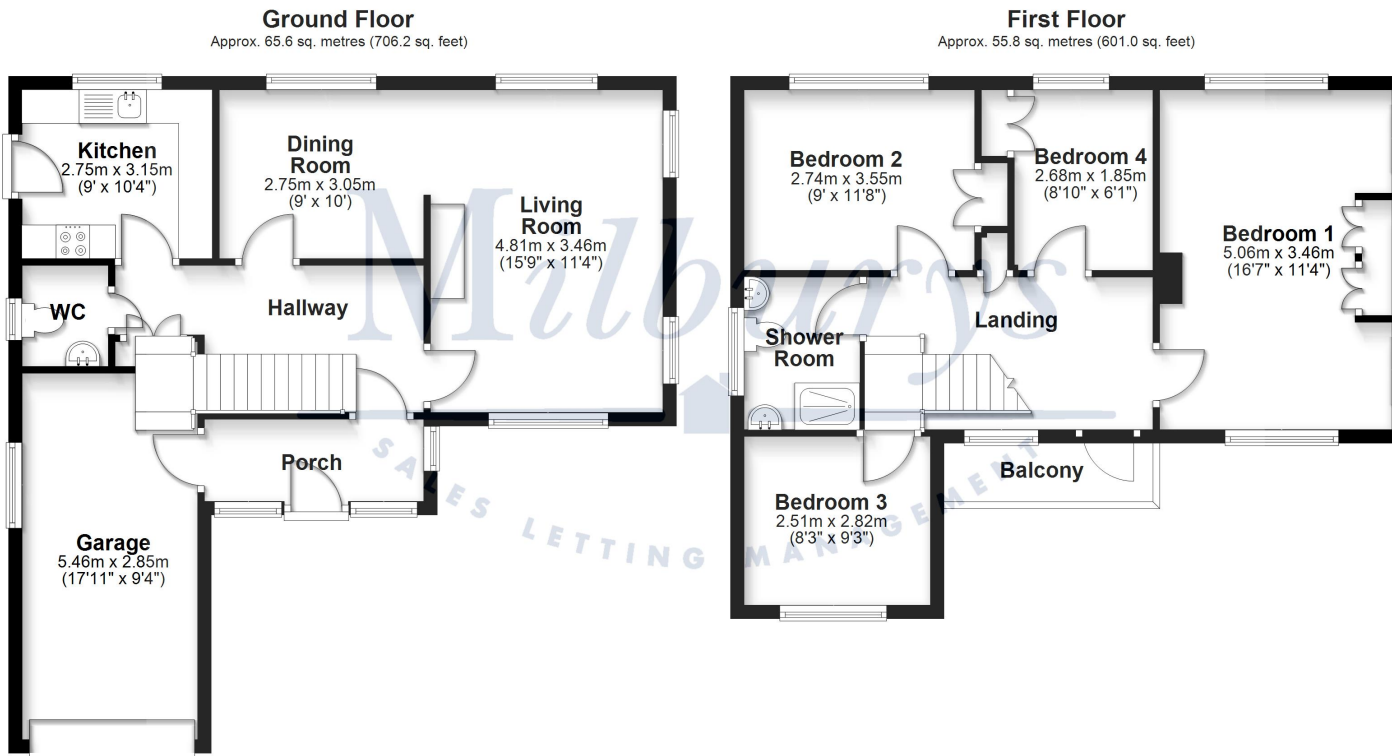
The logo for Milburys, featuring the name in a white serif font on a dark blue background.

SALES LETTING MANAGEMENT



Newhaven, The Village, Littleton-upon-Severn, South Gloucestershire, BS35 1NR

£600,000



Total area: approx. 121.4 sq. metres (1307.2 sq. feet)

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



Newhaven, The Village, Littleton-upon-Severn, South Gloucestershire BS35 1NR

A rare opportunity has arisen to make your own mark on this detached family home in the heart of Littleton-upon-Severn, a minutes walk from the popular White Hart pub and country walks from the front gate. Built in the 1960s, 'Newhaven' is set back from the lane, with the old village chapel as its neighbour. A gravel driveway gives access to the integral garage and footpath to the enclosed porch with an internal door to the garage. Entering through the front door you will discover a welcoming entrance hall with an open stairway to the first floor and at the far end a useful cloakroom and storage cupboard. The ground floor accommodation includes an L shaped lounge/dining room with fireplace, windows to both front and rear with aspects across the gardens, allowing light to flood in. A fitted kitchen sits adjacent to the dining room with space for breakfast table and rear door to the garden. Moving up to the first floor are four bedrooms, perfect for family living, and a shower room. Of special note is access from the landing leading directly onto a front balcony - a welcome feature not often seen! Mature gardens surround the property, full of interest and colour, with areas to sit and enjoy your surroundings plus more than enough space to grow fruit and vegetables. A beautiful maple tree sits at the entrance offering privacy and dappled shade in the summer months. Benefits include oil central heating, double glazing and no onward chain! Make your viewing request today.

Situation

Littleton-upon-Severn is situated some 3.3 miles (by road) northeast of M48 J1 (the Severn Bridge), 6.3 mile north-north-west of the M4/M5 interchange, 8.8 miles in the same direction from Bristol Parkway Station and 15.3 miles north of Bristol City Centre. The village nestles in rural South Gloucestershire 3.2 miles the west of the local market town of Thornbury with a no through lane, Whale Wharf, leading down to the River Severn. The parish church of St Mary de Malmesbury overlooks the village and there is an excellent inn, The White Hart.

Property Highlights, Accommodation & Services

- A Unique Opportunity In Sought After Village
- Updating and Modernisation Required
- Easy Access To The M48 At Aust, And A403 Towards Bristol
- Walking Distance To Local Pub, Country Walks From The Threshold
- Dual Aspect L Shaped Lounge/Dining Room With Fireplace
- Fitted Kitchen And Ground Floor Cloakroom
- Four Bedrooms, Family Shower Room
- Mature And Established Gardens, Off-Street Parking And Single Garage
- Oil Central Heating And Double Glazing
- No Onward Chain!

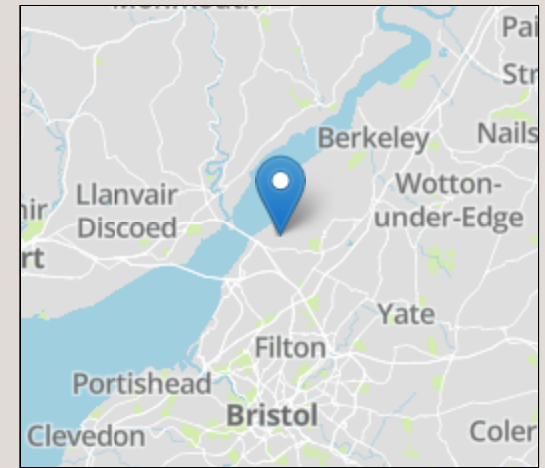
Directions

As you approach Littleton-upon-Severn from the B4461, a sharp right hand bend takes you into the centre of the village and the entrance to Newhaven is just before the chapel on the right hand side.

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

Tenure - Freehold

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



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