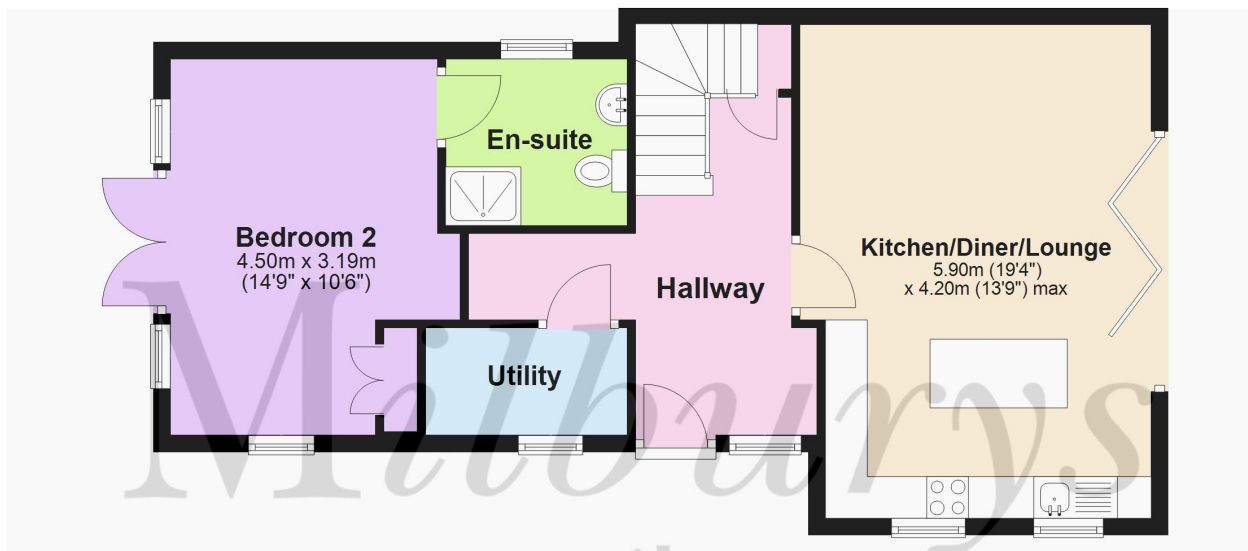




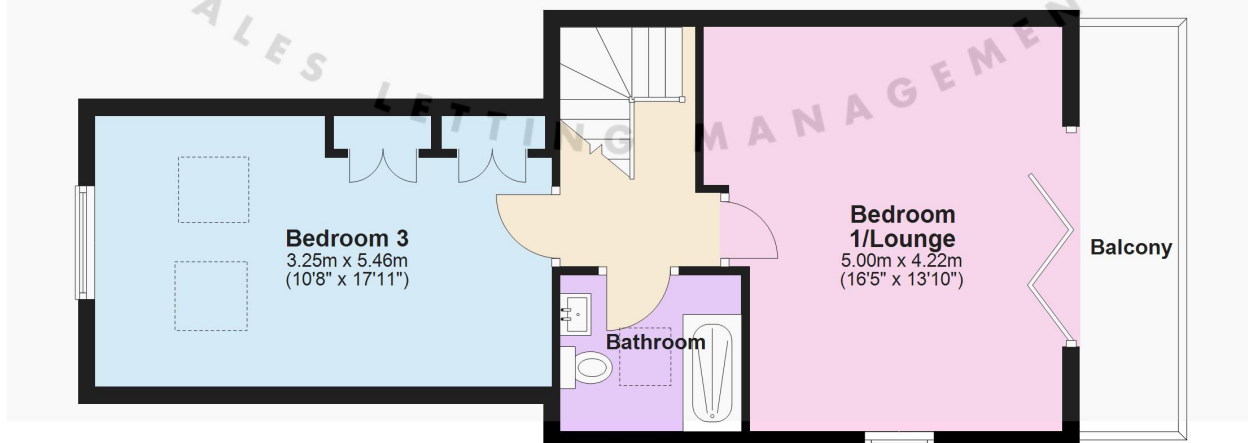
Ground Floor

Approx. 63.1 sq. metres (679.1 sq. feet)



First Floor

Approx. 50.7 sq. metres (545.5 sq. feet)



Total area: approx. 113.8 sq. metres (1224.6 sq. feet)

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

15 Perrinpit Road, Frampton Cotterell, South Gloucestershire BS36 2AR

Modern Bespoke Build! This stylish and truly versatile property has to be viewed to be appreciated. Located on the fringe of Frampton Cotterell the property enjoys a lovely non-estate setting with countryside surrounds. This attractive detached home is in a location where there are a number of individual character properties, plus it backs onto open fields with a lovely green outlook at the rear. The flexible layout could also suit those looking for same level living as the ground floor offers an ensuite bedroom. You will also find a spacious entrance hall, a utility room (formerly a WC which can be reverted), then a beautiful kitchen/diner/family room sweeps the rear of the property and showcases large bi-fold doors out to the garden. The hub of the home, this sociable room provides a modern kitchen with central island and integrated appliances. The first floor has a large double bedroom to the front with fitted wardrobes, then a further double bedroom to the rear (currently used as a sitting room) which offers a feature covered balcony with glass balustrade soaking up wonderful views and sunsets. The rear garden is laid to lawn and resin patio area, with mature trees and a handy shed. To the front you will find allocated parking for 3 cars, off from the shared driveway entrance with its neighbour.

Situation

The village of Frampton Cotterell enjoys countryside surrounds including the beautiful Frome Valley River Walk whilst also having easy road and train access to Bristol making it ideal for commuters. The village has a selection of local shops and cafes in addition to the nursery and toddler groups, plus there are several infant and primary schools which have received Good and Outstanding Ofsted reports. There are also Sporting facilities which include football, rugby, tennis and cricket clubs. Frampton is in the catchment for The Winterbourne Academy (state secondary school). The nearby Kendleshire Golf Club and Bitterwell fishing lake are just minutes drive away whilst Bristol city centre is approx 9.2 miles and Parkway Train Station is approx. 4.2 miles. The Hambrook Junction of the M32 (M4 Junction 19) is circa 5.6 miles away.

Property Highlights, Accommodation & Services

- Bespoke One Off Build
- Detached Non-Estate Family Home
- Flexible Layout Over 2 Floors
- Sizable Rear Garden With Views
- Large Decked Balcony
- 2/3 Bedrooms
- Kitchen/Diner/Family Room
- Ground Floor Bedroom With En-Suite Shower Room
- Ample Parking

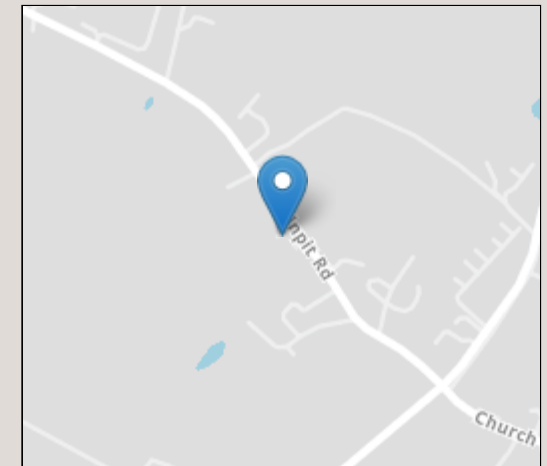
Directions

From Chipping Sodbury head towards Frampton Cotterell on the Bristol Road and when you reach the cross road traffic lights, turn right onto Perrinpit Road. Follow the road for a short while and No.15 will be found on the left hand side.

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

Tenure - Freehold

Contact & Viewing - Email: chippingsodbury@milburys.co.uk Tel: 01454 318338



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(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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