



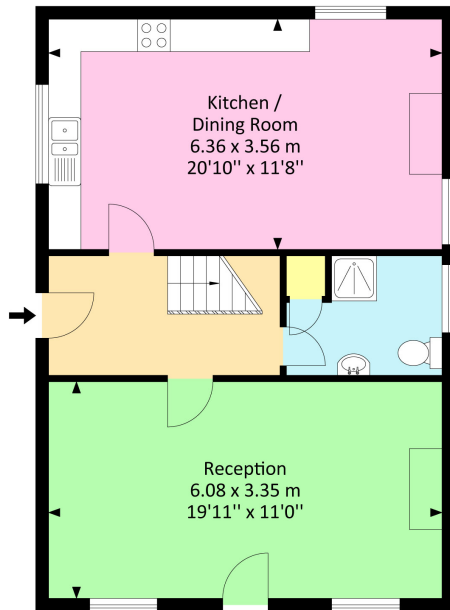
Changeways, Passage Road, Aust, South Gloucestershire, BS354BG

Internal Area (Approx)

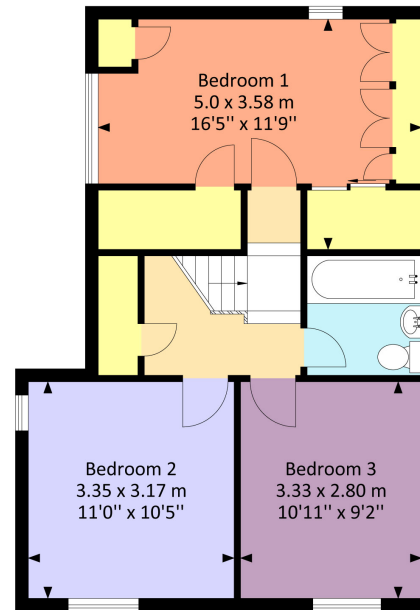
104.10 Sq.M / 1120.20 Sq.Ft

For identification only. Not to scale.

Produced by Energy Plus



Ground Floor



First Floor



Changeways, Passage Road, Aust, South Gloucestershire BS35 4BG

A charming and practical home at the edge of the village of Aust. Ideal for country walks yet close to Bristol and convenient for the M48 and The Prince of Wales Bridge. This chocolate box cottage offers versatility and endless potential to modernise and extend (subject to planning). Positioned on an elevated plot with a generous wrap around garden with the villages of Aust and Severn Beach and all the amenities they have to offer just a stones throw away. The accommodation comprises a welcoming lounge featuring an open stone fireplace, perfect for cosy evenings and spacious kitchen/diner with charming wood burner, dual aspect views, and a range of fitted wall and base units. A ground floor shower room provides added convenience. Upstairs, the principal bedroom benefits from fitted wardrobes, whilst two further double bedrooms offer flexible accommodation. A modern family bathroom completes the first-floor layout. Externally the property boasts a gated driveway with parking for two vehicles, and the substantial gardens provide ample space for landscaping ready to enjoy in the summer months or possible extension. This lovely family home offers an exciting blank canvas for buyers with vision and creativity, early viewing is recommended!

Situation

The village of Aust lies to the south of the M48 & the Severn Bridge, with a convenient motorway junction right on the doorstep connecting to the M4 & M5 at Almondsbury. Historically the lane through the village led to the ferry across the River Severn, immortalised in the famous picture of Bob Dylan waiting for the "Severn Princess" in 1966. The village has a fine old pub, The Boar's Head and an ancient church. The neighbouring village of Olveston has a range of shops and a popular primary school. The nearest secondary school is Marlwood at Alveston - www.marlwood.co.uk - 4 miles to the east, in the direction of the market town of Thornbury.

Property Highlights, Accommodation & Services

- Detached Three Bedroom Country Cottage With Wrap Around Gardens
- Three Double Bedrooms
- Generous Living Room With Stone Open Fireplace And Double Windows
- Spacious Kitchen/Diner With Wood Burning Stove And A Dual Aspect
- Ground Floor Shower Room With W/C
- Principal Bedroom With Numerous Built-in Wardrobes And A Dual Aspect
- Modern Fitted Family Bathroom
- Gated Driveway and Parking
- Corner Plot Location
- No Chain!

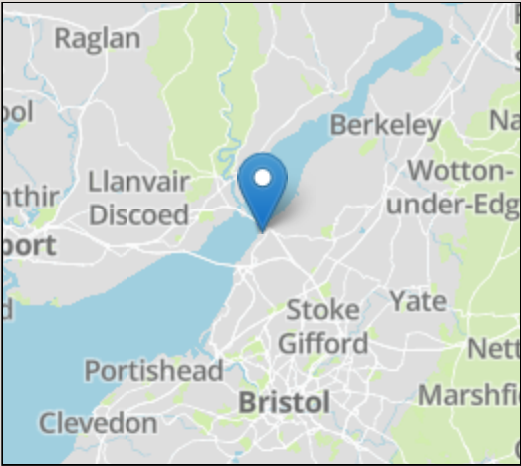
Directions

From the roundabout at Aust Services take the A403 southwards. The first turning right is onto Passage Road. Follow the lane a short distance and 'Changeways' is the first property on your right.

Local Authority & Council Tax -

Tenure - Freehold

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



Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	
(69-80) C	80
(55-68) D	
(39-54) E	
(21-38) F	37
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	

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