



MEADOW VIEW

Ram Hill, Coalpit Heath, South Gloucestershire, BS36 2TX

DJ&P
DAVID JAMES & PARTNERS

RESIDENTIAL

MEADOW VIEW

Ram Hill, Coalpit Heath,

Detached Cottage

- 4 Double Bedrooms
- En-Suite & Dressing Room To Master Bedroom
- Luxury Family Bathroom
- Kitchen/Breakfast Room
- Lounge
- Sitting Room
- Snug/Study
- Dining Room
- Utility
- Approximately 1 Acre Plot
- Double Garage
- Stone Built Out Buildings & Wood Store (potential to develop outbuildings to form an annexe subject to planning permission)

• Guide Price £899,995

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DESCRIPTION

Meadow View is a delightful 4 bedroom detached cottage set centrally within a plot of approx. one acre, immaculate in its presentation with tasteful décor throughout and finished to the highest standard. With the added benefit of stone built out buildings with development potential (subject to PP) to convert into an Annexe. Meadow View is tucked away behind electric gates and screened by mature trees and shrubs, Meadow View offers seclusion and privacy.

SITUATION

Situated close to road/rail/motorway networks, local schools and the shopping facilities at Emersons Green and Yate/Chipping Sodbury. The Kendleshire Golf Club is a stone's throw away along with access to the A4174 ring road.

ACCOMMODATION

On the ground floor: The stunning Kitchen/Breakfast Room has a multi fuel wood burner and hand crafted bespoke units with granite work surfaces creating a luxurious feel. The kitchen leads into the Dining Room. There is a Snug with stairs rising to the first floor and an Inner Hallway allowing access to the Utility, Cloakroom/WC, Family Lounge with wood burning stove and a Snug/Study.

On the first floor: There are 4 Double Bedrooms, the Master Bedroom has an en-suite with double shower cubicle, WC, wash hand basin and dressing room with built-in wardrobes. Bedroom two has a dressing area and bedroom three has built in wardrobes. The Family Bathroom has a ball and claw freestanding bath, double Shower Cubicle WC, Wash Hand Basin and electric under floor heating.

OUTSIDE

There is a double garage attached to the property, two stone built outbuildings and a wood store. Meadow View benefits from a large garden on a plot of approximately 1 acre to include outdoor bar and hot tub set into decking.

SERVICES

The property benefits from mains water with drainage to a septic tank, oil central heating and mains electricity.

LOCAL AUTHORITY

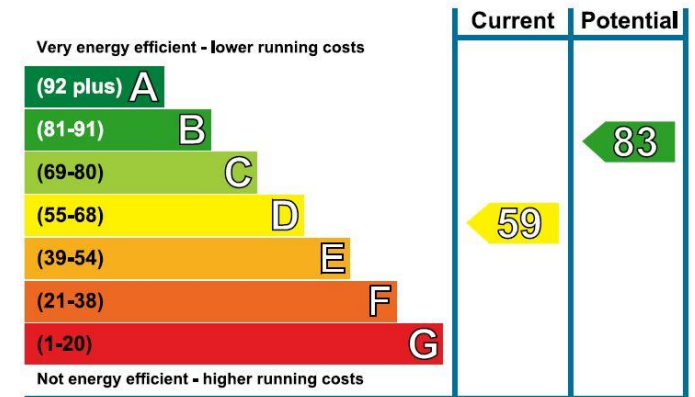
South Gloucestershire Council
Council tax band F

VIEWING

Strictly by appointment with the Agents: David James & Partners Ltd. Tel: 03300 537200

EPC - D

Energy Efficiency Rating



PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James & Partners or the vendor or his solicitor.

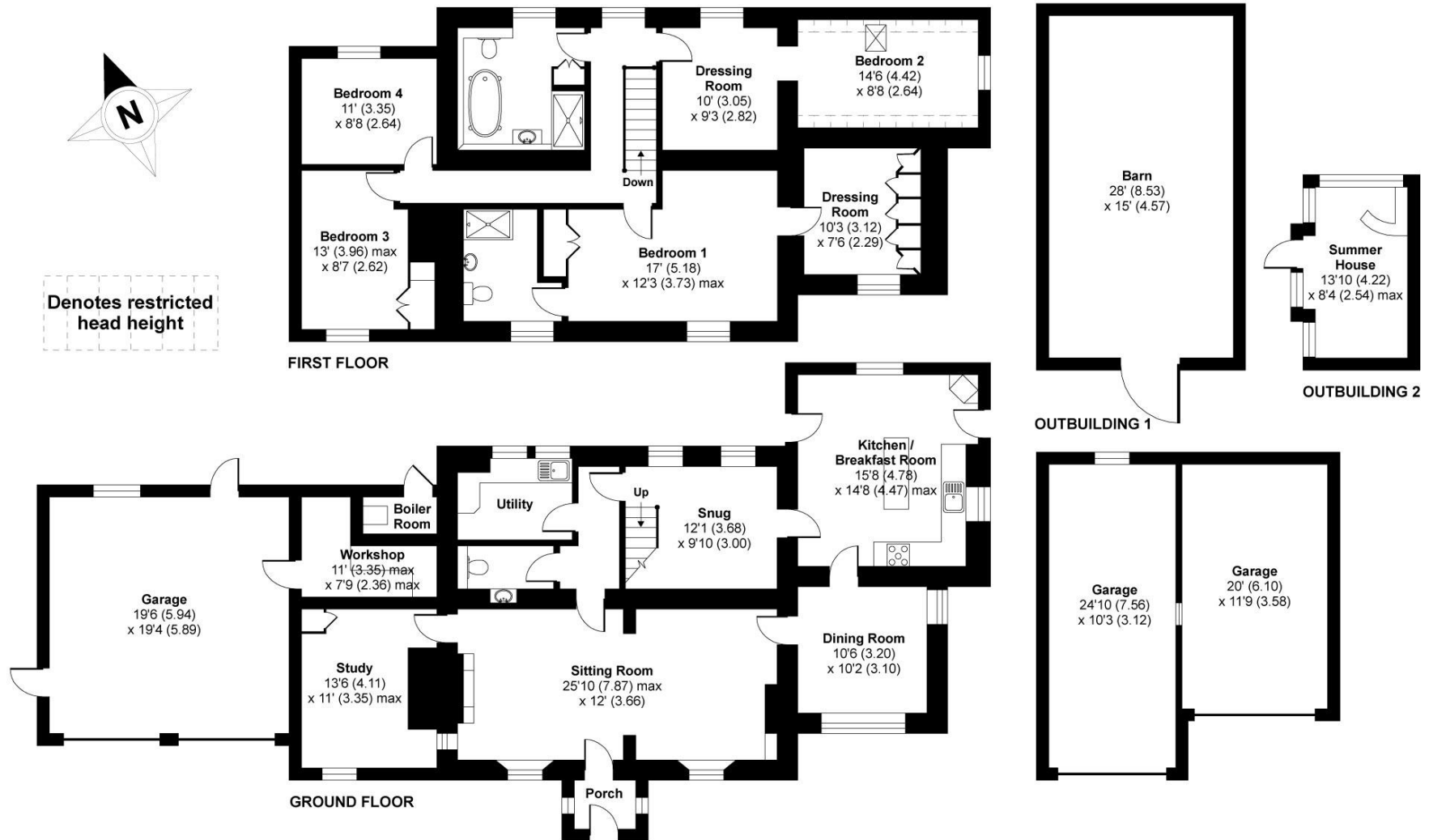
WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.



Meadow View, Ram Hill, Coalpit Heath, Bristol, BS36

APPROX. GROSS INTERNAL FLOOR AREA 3323 SQ FT 308.7 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT, BOILER ROOM, OUTBUILDINGS & INCLUDES GARAGES)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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