



Ivy Cottage, Heathend, South Gloucestershire GL12 8AR
Asking Price £565,000

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Situated in the sought after village of Cromhall, this versatile detached property offers accommodation arranged over two floors with the added attraction of a one bedroom annexe suitable for a number of uses. On entering the main property, you are met by an entrance hallway with tiled flooring and built-in storage with stairs giving access to the first floor. Doors from the hallway lead to the ground floor bathroom with bath having hand held shower attachment, wc and wash hand basin. The lounge with bay window and feature wood-burning stove with log storage overlooks the side of the property giving access to the fitted kitchen which has a generous range of wall and base units, window with views across countryside and space for a range style cooker. The utility room is found off the kitchen with a further range of wall and base units with space for a washing machine, dishwasher and fridge/freezer with doors leading to the rear courtyard garden. The main entrance hallway leads to a further reception room/bedroom four with connecting doors leading to a study with French doors overlooking the front of the property. The annexe can be accessed via this room. On entering the annexe, which also has its own entrance from the front of the property, you are met by a good size kitchen/dining/lounge area with a range of wall and base units with window overlooking the front of the property. A door leads to the bedroom area with window to the rear with a further door leading to the wet-room with wc, wash hand basin and walk-in shower with shower screen.

On the first floor, a landing area leads to the spacious main bedroom with Juliet balcony with walk-in dressing room and contemporary en-suite bathroom with free-standing bath with hand-held shower attachment, sink with unit below, wc and separate shower cubicle. There are also two further double bedrooms on this floor, both with en-suite facilities.

Outside the property is entered via a private driveway giving access to both Ivy Cottage and Owls Retreat. Ivy Cottage is accessed via wooden gates which lead to extensive driveway parking for several vehicles which in turn leads to the double garage with electric roller doors with power and light. A lawned area leads to a delightful pergola area with patio overlooking open farmland. There is also a further area of garden with established trees and lawned area to the front of the property.

The popular village of Cromhall is situated a short drive to the south-east of M5 Junction 14 perfect for commuters to Bristol, Cheltenham or Gloucester. The nearby local centres of Chipping Sodbury, Thornbury and Wotton-under-Edge provide an excellent array of shopping facilities and amenities. There is also a local village primary school and good secondary schools within easy reach.





Ground Floor Accommodation

Entrance Hallway

Bathroom
6'9" x 5'6"

Living Room
15'4" x 13'1"

Kitchen
11'1" x 15'4"

Utility Room
9'2" x 9'2"

Reception Room 2/Bedroom
16'9" x 11'5"

Study
15'5" x 9'5"

Annexe Kitchen
12'6" x 15'4"

Bedroom
9'9" x 9'7"

Bathroom
9'7" x 5'1"

First Floor Accommodation

Main Bedroom
15'8" x 11'1"

En-Suite
9' x 7'1"

Bedroom
12'6" x 8'1"

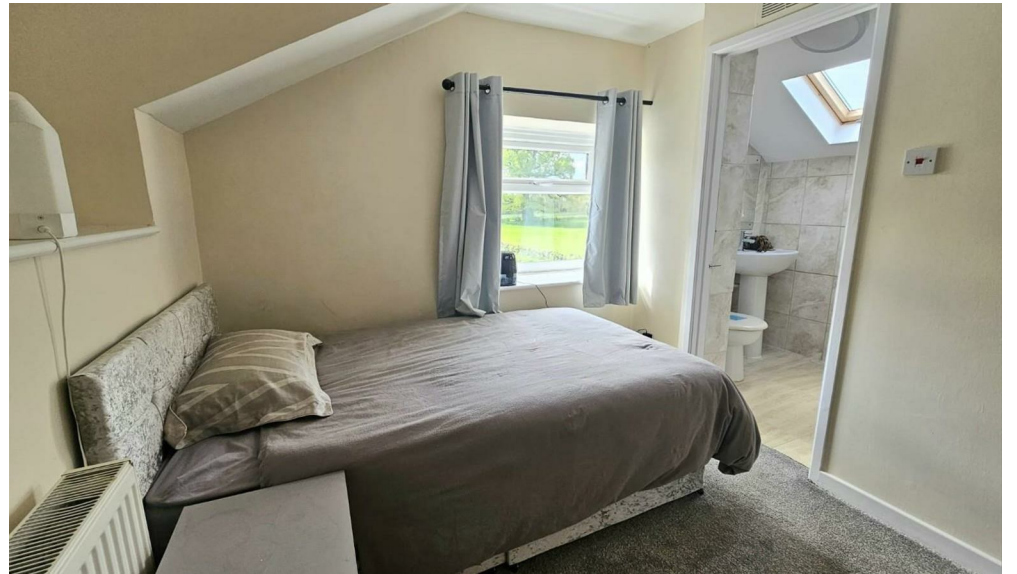
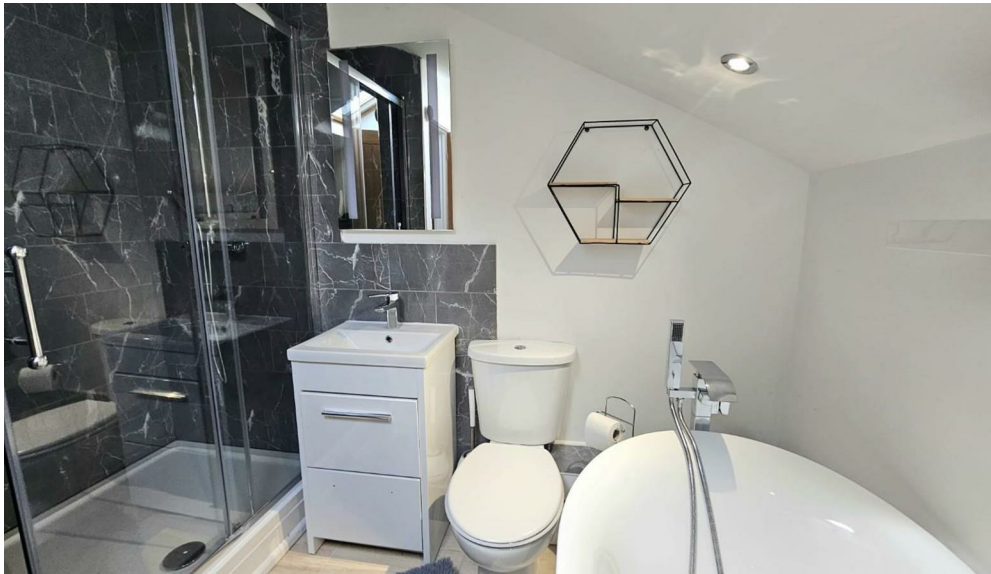
En-Suite
7'5" x 4'6"

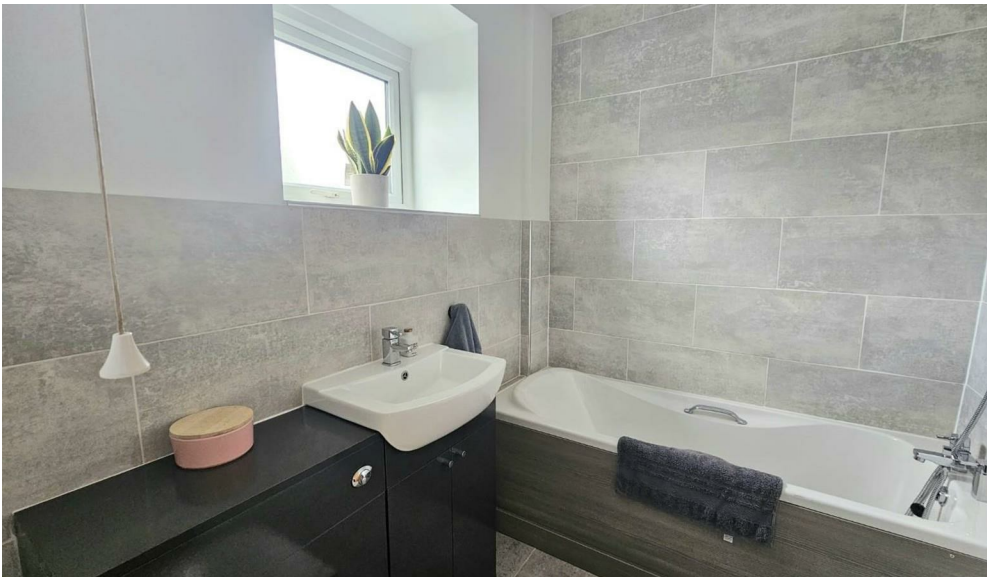
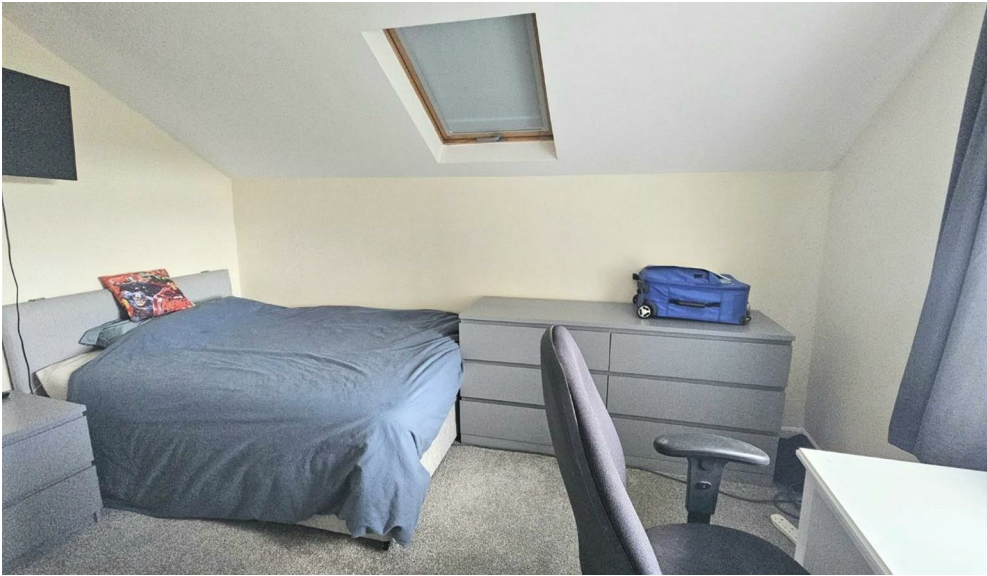
Bedroom
12'6" x 8'1"

En-Suite
7'10" x 4'4"

Anti-Money Laundering (AML) Compliance

Estate agents operating in the UK are legally required to carry out Anti-Money Laundering (AML) checks in line with regulations set by HM Revenue and Customs (HMRC). At Hunters Dursley, we use Moverly to facilitate these checks as part of our commitment to compliance and transparency. It is mandatory for both buyers and sellers to complete AML verification before a property transaction can proceed. A fee will be charged for each individual AML check carried out.





- Substantial Detached Residence with Attached Annexe
- Sought After Village Location
- Sitting Room, Fitted Kitchen and Utility Room
- Three En-Suite Bedrooms and Family Bathroom
- Two Further Ground Floor Bedrooms/Study
- Annexe with Bedroom and Shower Room
- Double Garage with Ample Driveway Parking
- Gated Driveway Leading to an enclosed lawned orchard area
- No Onward Chain

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Dursley -
01453 542 395 <https://www.hunters.com>

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