

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

- 6'10" x 11'11" (2.10 x 3.65) **Hallway**
- 25'2" x 14'10" (7.69 x 4.54) **Reception Room**
- 15'8" x 14'8" (4.78 x 4.48) **Reception Room**
- 11'9" x 11'8" (3.59 x 3.58) **Kitchen**
- 12'1" x 13'7" (3.69 x 4.16) **Kitchen**
- WC
- 16'9" x 11'1" (5.11 x 3.39) **Bedroom**
- First Floor Landing
- 24'10" x 14'9" (7.57 x 4.52) **Bedroom**
- 5'5" x 5'5" (1.67 x 1.66) **En Suite**
- 9'5" x 11'5" (2.88 x 3.50) **Bedroom**
- 12'4" x 12'0" (3.77 x 3.66) **Bedroom**
- 6'2" x 11'5" (1.88 x 3.49) **Bedroom**
- WC
- 7'10" x 5'10" (2.39 x 1.78) **Bathroom**



- Set on the edge of the Cotswold Way
- Large Sitting Room
- Separate Dining Room
- Kitchen with island
- Additional Reception/Bedroom
- Four Upstairs Bedrooms with En Suite to Master
- Further Bathroom and WC
- Elevated Decked Courtyard
- Ample Off Street Parking

PROPERTY TYPE House - Detached

BEDROOMS 4

RECEPTION ROOMS 3

BATHROOMS 2

EPC RATING E

COUNCIL TAX BAND F



Beautifully presented, and sizeable detached cottage, set literally on the Cotswold Way. Entrance hallway, large sitting room, separate dining room, kitchen with island, additional reception/bedroom, utility/breakfast room with downstairs cloakroom. At the first floor are four bedrooms, master en suite, a cloakroom and a family bathroom. There is an elevated, decked courtyard garden to the rear of the house, with ample off street parking to the front and large area laid to chippings, which could be converted back to gardens if required.



the location

Set on the Cotswold Way, this cottage is ideally placed for excellent access to Bath and Bristol beyond. Set a short distance from the M4, this home will prove ideal for commuters who wish to live in the country. With rolling views from the surrounding area, this is a property that needs to be viewed.



*Offered for sale
with no onward
chain!*

just a thought...

If you hadn't considered a cottage before, this one is worthy of an inspection. Deceptively spacious, flexible accommodation over two levels, and finished to a good standard with all modern conveniences, Cornflake Cottage, is not only placed in an idyllic hamlet, but offers an opportunity for a character home that is ready to move into! Bristol 10.6 miles Bath 6.7 miles