

43 Butts Batch Wroughton BS40 5LN

£735,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Detached house



HOW BIG
2043.20 sq ft



BEDROOMS
4



RECEPTION ROOMS
3



BATHROOMS
2



WARMTH
uPVC double glazing and gas
fired central heating



PARKING
Off street and garage



OUTSIDE SPACE
Front and side



EPC RATING
D



COUNCIL TAX BAND
F

Substantial four bedroom cottage with stunning countryside views - Lavender Cottage enjoys an elevated position, creating a commanding and impressive presence on the fringes of Wrington village. This charming four bedroom detached period family home offers in excess 2000 sq ft of accommodation. The property has benefitted from numerous extensions over time with original cottage believed to date back to 1600's.

The spacious light and airy accommodation is accessed via the entrance porch leading to the central reception, currently utilised as a dining hall with French doors opening to the garden. The well appointed kitchen breakfast room enjoys a generous range of matching wall and base units with a range of well appointed integrated appliances including: induction hob, raised oven, microwave oven and dishwasher. The utility is situated off the kitchen breakfast room, benefiting from wall and base units with worksurface over, stainless steel sink and drainer with space and plumbing for both washing machine and dryer. There is also an integral door to the garage. The generous dual-aspect sitting room is a wonderful retreat, featuring an enclosed log-burning fire, perfect for cosy evenings. An additional reception room offers versatility, whether used as a playroom, home office, or snug and a convenient WC are situated off the sitting room and complete the ground floor. Upstairs, four well-proportioned bedrooms boast breathtaking views over the surrounding countryside and Mendip Hills. A family bathroom with a fitted three-piece suite, including a panelled bath, is complemented by a separate shower room, ensuring comfort and convenience for a busy household.

The outdoor space is equally impressive, with a sweeping block-paved driveway providing ample off-street parking and leading to the property's main entrance. The southerly orientated private front garden is beautifully maintained, offering a peaceful setting, predominately laid to lawn with borders housing mature shrubs, established trees and hedging. A charming courtyard is situated to the side of the property and is the perfect retreat for a peaceful and tranquil environment to relax. The oversized garage is at the end of the driveway and accessed by double doors

Lavender Cottage is a tranquil location within the rural village of Wrington, just a short walk from the village centre, offering a brilliant selection of amenities including cosy public houses, a post office, cafe and popular village school. Although Wrington is surrounded by countryside there are some excellent transport links, being a short drive from Junction 21 of the M5 and the A370 going into Bristol and Weston Super Mare. You also have great links by rail and air with Yatton's mainline railway station and Bristol International airport only a short distance away.







Substantial cottage on the fringes of Wroughton



HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

proof of identification – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. Proof of funding – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.

Proof of chain – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral Fee £270, Foxfield - Conveyancing Referral Fee £270, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heroes South West – Mortgage Advisors Referral Fee 25% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge.



Up your street...

Glorious countryside walks of nearby Mendip Hills, an area of outstanding natural beauty

Level Access to Wrington village centre

Wrington Church of England primary school

Cosy local Public Houses

All Saints Church

Mainline railway station in nearby village of Yatton

Easy access to Bristol city centre and M5 motorway network



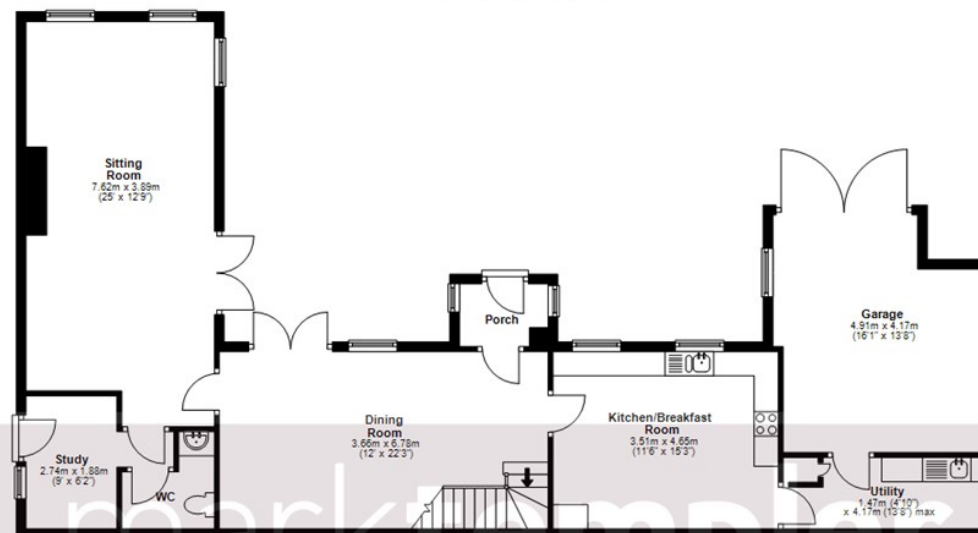
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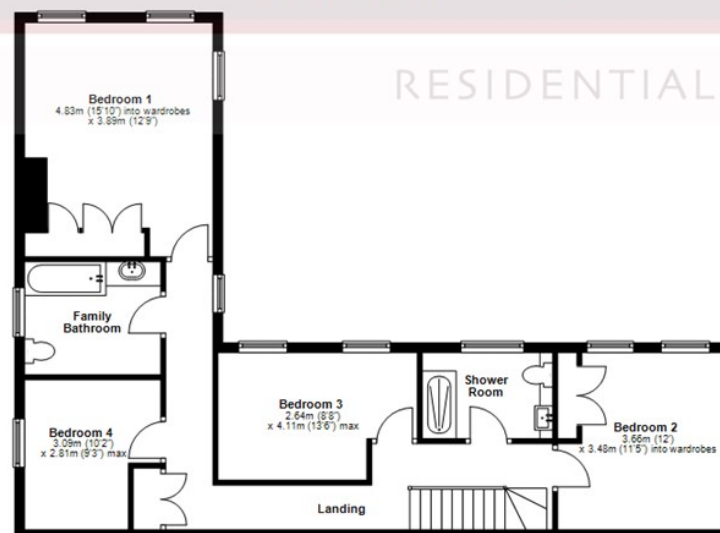
Ground Floor

Approx. 110.6 sq. metres (1190.8 sq. feet)



First Floor

Approx. 79.2 sq. metres (852.4 sq. feet)



Total area: approx. 189.8 sq. metres (2043.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.