



Swan Lane, Winterbourne

Guide Price £800,000

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I am delighted to offer to the open market, this wonderful period four bedroom rural cottage which quite exceptionally includes a magnificent, large and stylish annex, converted from an original oversized double garage. An ideal purchase for the family looking for two residences in one, perhaps to look after a relative? Perhaps to allow independent living for an adult still living at home? Perhaps even to have a work from home dwelling? Whichever, living in this delightful brace of stunning properties, situated just off Winterbourne High Street, yet retaining a strong feeling of countryside living, really is a very rare opportunity.

The main residence, a stunning four bedroom cottage, has been fully refurbished to the highest of standards and is presented throughout with the perfect balance of character features combined with contemporary styling. Full of charm, this snug cottage includes such original features as stone walls throughout, open timber beams and joists, period style radiators and exposed brick inglenook fireplaces. Modern and stylish kitchen and bathrooms allows the occupant to enjoy modern convenience whilst retaining the traditional feel of this period property.

The magnificent annex has similarly been developed and completed to exceptional standards. Like with the main cottage, sympathetic planning and consideration has been implemented to create a perfect marriage of contemporary and traditional style. Both properties offer modern integrated kitchens and stylish bathrooms with separate baths and shower cubicles. They both also each offer a ground floor cloakroom. The annex offers two generous double bedrooms whilst the cottage offers more traditionally sized bedrooms befitting of its age and style.

The generous sized private rear garden is presently shared between the two dwellings and backs on to open countryside. It has been well planned to cater for children and adults alike and includes two timber storage sheds. The front garden is block paved with borders and provides off road parking for up to six vehicles.





Cottage

Lounge - 17'6 max x 13'

Double glazed window to front aspect, period styled radiators, dado paneling, timber beams, exposed brick inglenook fireplace.

Kitchen - 13' x 8'

Double glazed windows to front and side aspects, timber beamed ceiling, recessed ceiling spotlights, exposed stone wall, stylish fitted kitchen with matching wall and base units with worktops over, integrated electric double oven, integrated dish washer, integrated fridge/freezer, five ring gas hob with cooker hood over, inset twin bowl stainless steel sink/drainage.

Dining Room - 15' max x 7'6

Double glazed window to rear aspect, period styled radiators, timber beams, exposed stone wall, built in utility cupboard.

Downstairs Cloakroom

Double glazed window to side aspect, exposed stone walls, low level WC, wash hand basin with vanity unit, chrome heated towel rail.

Bedroom One - 10'10 in to wardrobe x 9'9

Double glazed window to front aspect, exposed stone wall and brick chimney breast with inset feature stove, built in wardrobes, radiator.





Bedroom Two - 13' in to wardrobe x 8'

Double glazed windows to side aspect, radiator, feature Victorian fireplace, built in wardrobes, airing cupboard housing combination boiler.

Bedroom Three - 10' in to wardrobe x 6'1

Double glazed window to front aspect, radiator, loft access, built in cupboard.

Bedroom Four - 7'6 x 7'3

Double glazed window to rear aspect, radiator, built in wardrobe.

Bathroom - 8'1 max x 7'

A very modern and stylish fully tiled bathroom with double glazed window to rear aspect, built in double walk in shower cubicle with taps integrated in to the wall, rainfall shower over and separate hand held shower attachment, corner bath with mixer taps, low level WC, wash hand basin with vanity unit, chrome heated towel rail.



Annex

Kitchen Area - 12'9 x 11'10

Two double glazed windows to rear aspect, recessed ceiling spotlights, stylish fitted kitchen with matching wall and base units with worktops over, integrated electric oven, integrated dish washer, integrated fridge/freezer, 5 ring gas hob with cooker hood over, twin bowl stainless steel sink/drainer, radiator.

Lounge Area - 16'3 x 14'4

Two double glazed windows to front aspect, separate double glazed window to side aspect, two radiators, engineered oak flooring, stairs to first floor.

Bedroom One - 16'2 x 11'10 max

Double glazed window to rear aspect, double glazed Velux window to side aspect, vaulted ceiling with exposed timber beams, radiator.



Bedroom Two - 16'2 x 8'3 max

Double glazed window to front aspect, double glazed Velux window to side aspect, vaulted ceiling with exposed timber beams, radiator.

Bathroom - 8'4 x 6'9

Modern and stylish bathroom with vaulted ceiling and exposed timber beams, double glazed Velux window to side aspect, shower cubicle with mains shower over, bath with mixer taps and hand shower attachment, low level WC, wash hand basin, chrome heated towel rail.

Gardens - The front garden is mainly block paved, providing parking for up to six vehicles and is bordered by beds stocked with a variety of trees and shrubs. The rear garden is bordered to one side and the rear by hedgerow and comprises of a substantial lawn area with an inset trampoline (or space for one), two patio area, one being raised. There are a variety of trees and shrubs throughout the garden, two timber storage sheds and both hot and cold water taps.



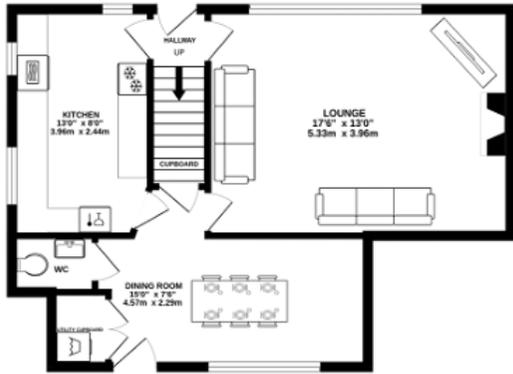


Winterbourne is a large village in South Gloucestershire, England, situated just beyond the north fringe of Bristol. The Civil Parish of Winterbourne is centred on the village and includes the neighbouring communities of Winterbourne Down, Hambrook and Frenchay. To the north-east is the village of Frampton Cotterell and to the west lies the new town of Bradley Stoke. Winterbourne was recorded in the Domesday Book as *Wintreborne*, meaning 'Winter Stream'. The village is believed to have derived its name from the nearby Bradley Brook as much of medieval Winterbourne was originally built up around St Michael's Church, which is situated near the river. The modern village is largely built on top of a hill, with woodlands and fields encompassing its urban features. The River Frome flows through a valley between the village and nearby Frampton Cotterell, continuing on towards Frenchay, and eventually draining via Mylne's Culvert, into the tidal Bristol Avon New Cut, to the east of what is now Gaol Ferry Bridge.

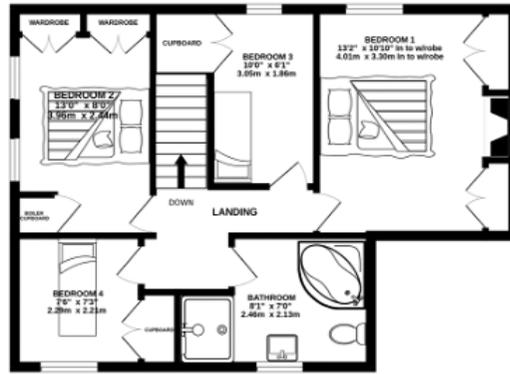
The Bradley Brook divides Winterbourne from Bradley Stoke and Stoke Gifford to the west, before flowing into the Frome at Hambrook. Since the 1960s, the M4 motorway has bypassed the village to the southwest. The Huckford Viaduct carries the Great Western Railway over the River Frome. Beneath the viaduct is the abandoned Huckford Quarry, a public nature reserve. Winterbourne is known for its large duck pond, which overlooks the Frome Valley and is a common spot for fishing and feeding the ducks and swans. The parish church is St Michael's, a building dating from the 12th century, which celebrated its 800th anniversary in 1998. St Michael's sits amid fields, flanked by cottages, with its prominent spire visible for miles around. At the altar is a stone depiction of the *Last Supper*, based on the painting by Leonardo da Vinci. Winterbourne Court Farm Barn is immediately adjacent to the church. This is a grade II* listed 14th century tithe barn and is an outstanding example of its type.

Winterbourne has a number of pubs including the George and Dragon, the Swan and the Mason's Arms. In recent years a number of the village's pubs have become restaurants; two of which now serve Indian cuisine. The village has three social hubs: St Michael's Rooms, Fromeside Community Centre and Greenfield, which host clubs, functions and other public events. Winterbourne contains branches of the Co-op and Tesco Express, a chemist, optician, a handful of dental practices and a library. Other village amenities include a bakery, butcher and a Post Office serving the community. Horses and cattle are a common sight in the fields, including in the Cloisters area, which has views of the Frome Valley and the Huckford Viaduct.

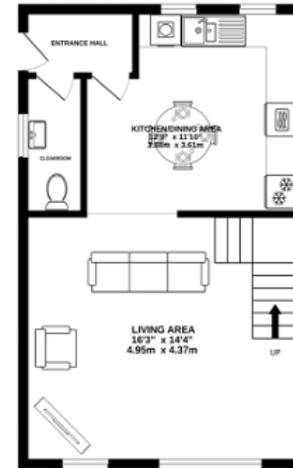
COTTAGE GROUND FLOOR
515 sq.ft. (47.8 sq.m.) approx.



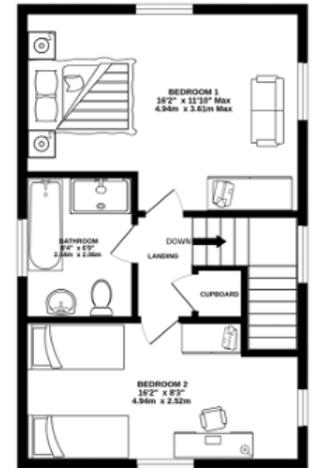
COTTAGE 1ST FLOOR
525 sq.ft. (48.8 sq.m.) approx.



ANNEXE GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



ANNEXE 1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 1885 sq.ft. (175.1 sq.m.) approx.

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.

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