



**COUNTRY**  
PROPERTY



## St. Davids Cottage

Codrington

£1,150,000



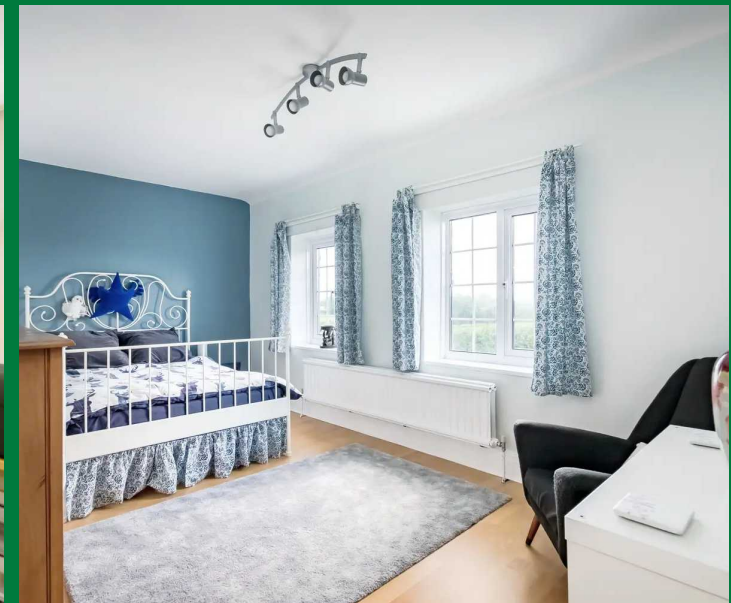
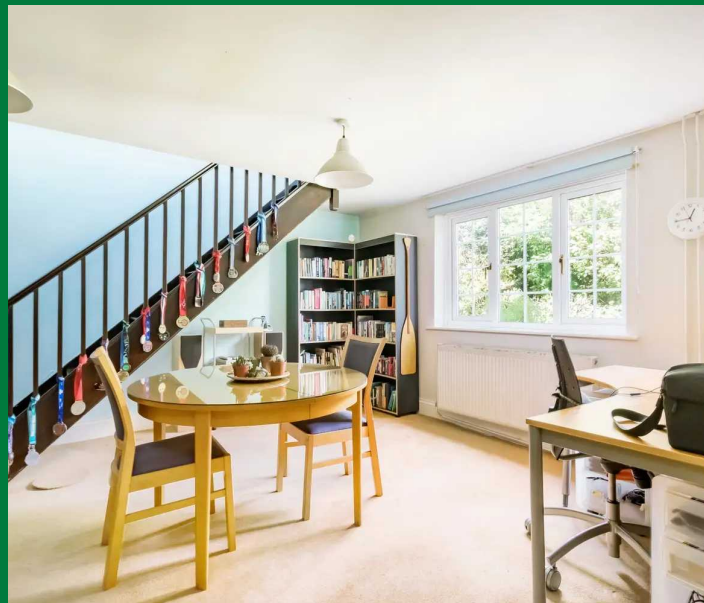
# St. Davids Cottage

Wapley Road, Codrington, BS37 6RY

Beautiful 5 bedroom detached cottage nestled in about 3 acres of picturesque countryside, in the popular village of Codrington. St David's Cottage features flexible accommodation with the possibility of splitting the existing layout to create a self-contained annexe. Nicely presented accommodation comprises lounge dining room, kitchen, breakfast room, study, family room, utility room. Upstairs are 5 bedrooms with master ensuite and 2 further bathrooms. The property also boasts a superb outbuilding with planning permission to convert into a 2 bedroom detached dwelling.

Outside, you'll find a paradise in your own backyard - in about 3 acres of land. There's woodland areas, formal gardens, wildlife areas, ponds, meadow, stream, vegetable garden, orchard, patios, and numerous seating areas that perfectly capture the idyllic views - all with a high degree of privacy. Further outbuildings include stable block, covered wood stores, and greenhouse that add to the charm of the space. Finally, plenty of driveway parking for many vehicles, even accommodating a motorhome or horsebox, this property has it all. Make this stunning country home your own, and create memories that will last a lifetime.

- Detached House
- In About 3 Acres
- 4 Receptions & Annexe Potential
- 5 Bedrooms & 3 Bathrooms
- Outbuilding With Planning Granted
- Generous Driveway Parking
- Countryside Views
- Energy Efficiency Rating E





# Codrington

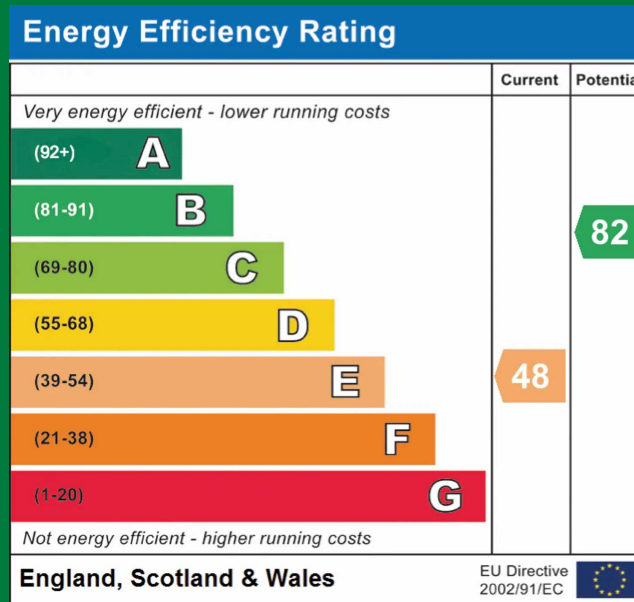
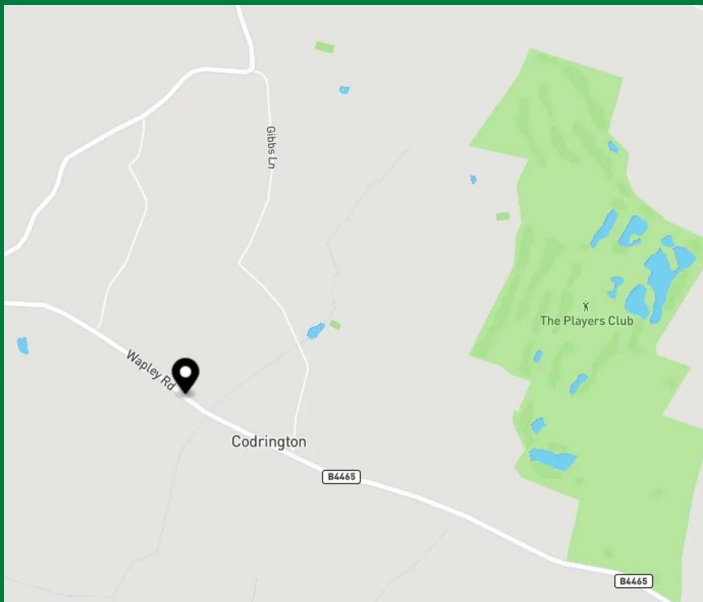
Codrington is a small country hamlet with a local public house located about two miles from the M4 motorway, Tormarton junction 18. Chipping Sodbury and Yate are within 3 miles driving distance and offer a full range of shopping, educational, sports and other facilities. The cities of Bristol and Bath are within a convenient commuting distance as are Bristol Parkway and Yate rail terminals.

Beautiful 5-bed cottage in 3-acre established hamlet location. Abundant outbuildings, parking and even consented potential for an annexe. Land includes formal gardens, stream, ponds, meadow, vegetable garden. Ideal for nature lovers looking for privacy, and a charming cottage.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E





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Disclaimer:- These particulars are set out as a general guide only and do not constitute any part of an offer or contract.

Details, photographs, measurements, floorplans and distances are given as a guide only and must not be relied upon for the inclusion of any visible fixtures and fittings.

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We have not carried out a structural survey. Any services, appliances and fittings have not been tested. We recommend independent specialist advice be taken if in doubt, about these, or any liability for VAT in respect of any transaction relating to this property.

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