



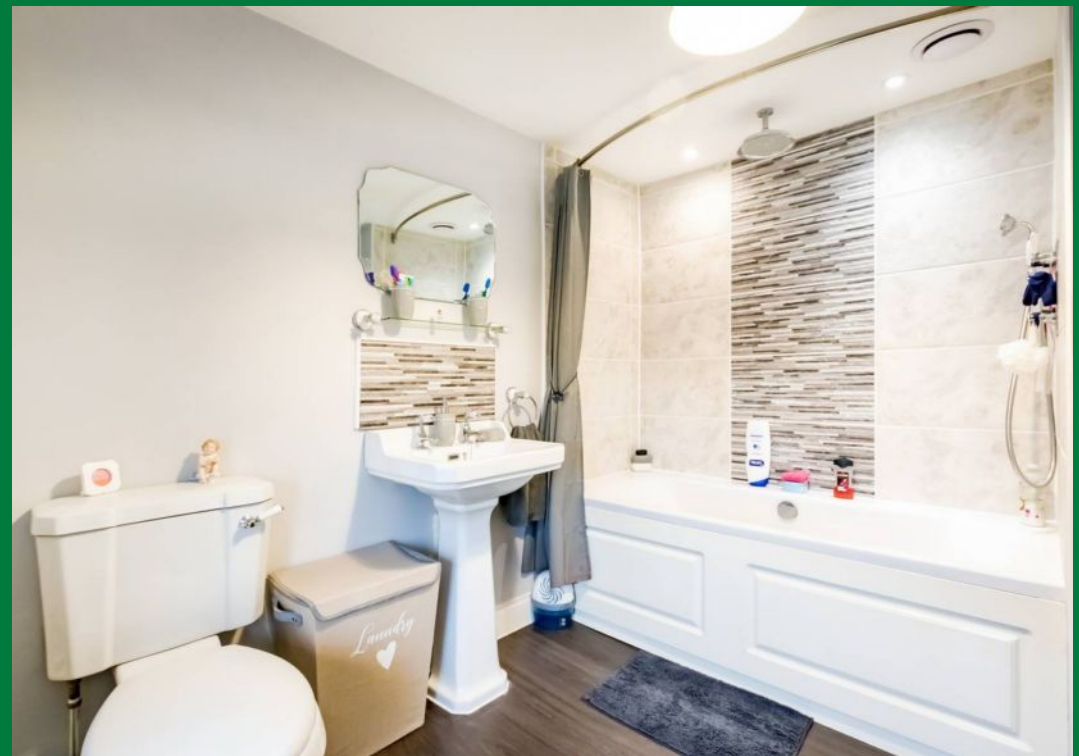
COUNTRY
PROPERTY



Woodbine Cottage

Pennsylvania

£399,950



Woodbine Cottage

Pennsylvania, Chippenham, SN14 8LB

Beautifully presented character cottage with a South facing garden and pleasant views across adjoining farmland. Located in an established hamlet, the property is a short drive from both Bristol and the important heritage City of Bath. The 2 bedroom property is immaculately presented, with bundles of character features including ledge and brace doors, period windows with shutters, and of course attractive stone fireplaces - one with a log burner.

The accommodation is cosily arranged over two storeys and comprises: lounge, dining room, kitchen breakfast room, utility room, two bedrooms and bathroom. Outside to the rear, there is a series of shed stores and two off road parking spaces. The lovely sunny garden to the front is laid to grass and patio, with a fish pond.

- Character Cottage
- 2 Bedrooms and Bathroom
- Beautifully Appointed
- Kitchen, Lounge & Dining Room
- Adjacent Open Fields
- Convenient Bath and Bristol
- Energy Efficiency Band G
- South Facing Garden

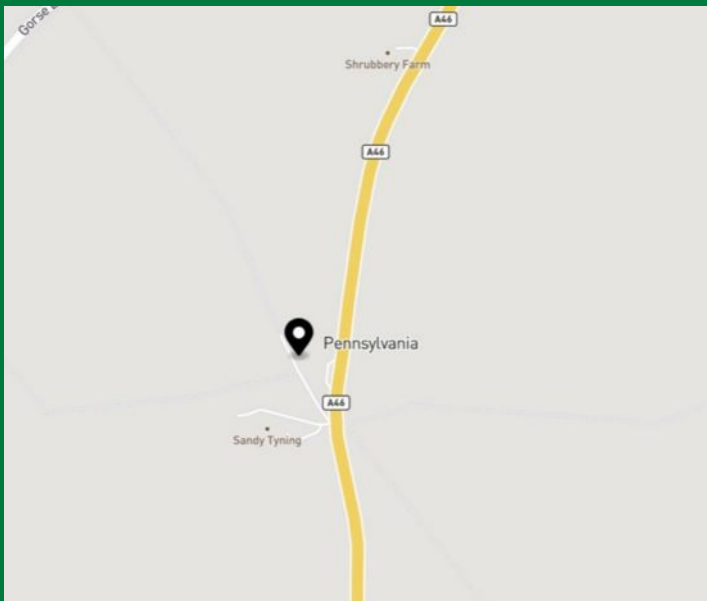




Location:-

Pennsylvania

Pennsylvania is a long-established hamlet located near Cold Ashton, East of Bristol and near Bath. A Spar shop operates from the garage which is a short walk away. There are nearby village stores and amenities in Marshfield, nearest supermarkets in Bath and Chipping Sodbury together with Waitrose supermarkets. Easy access to both Bristol and Bath via the A46, and the motorway network M4 J18 at Tormarton for easy access to Gloucester, London, the Midlands and beyond. Very well reputed country pub/restaurants which are all within a 4 minute drive in Marshfield, Doynton, Wick, Hinton and Tolldown.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		11
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Further Details:-

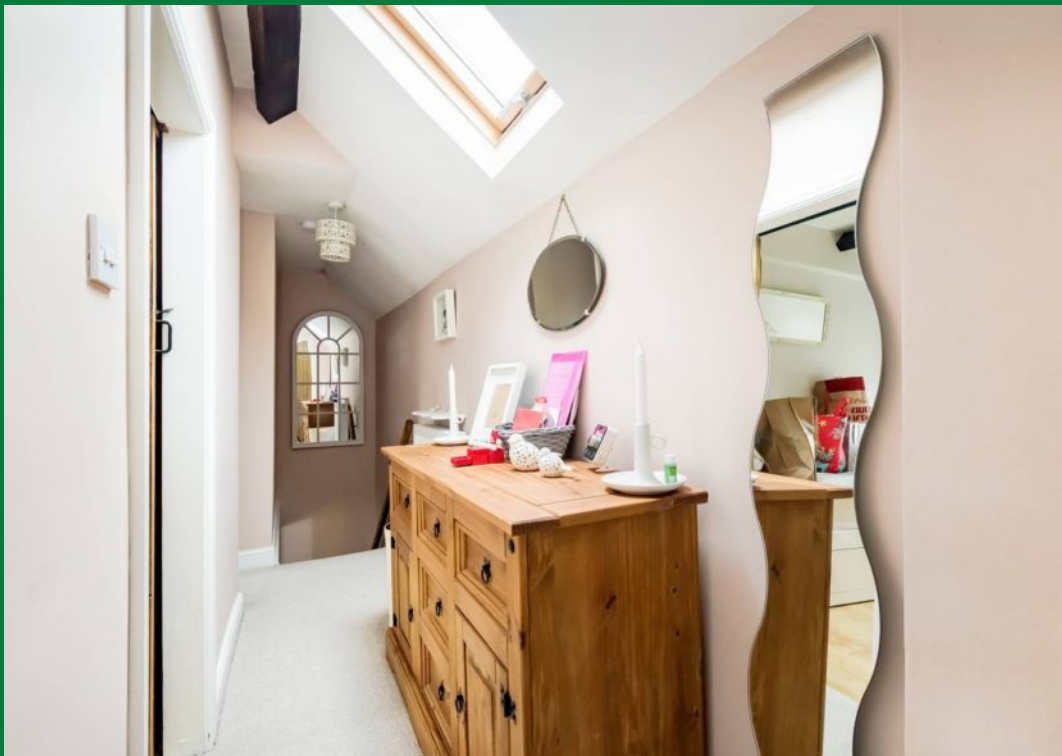
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: G

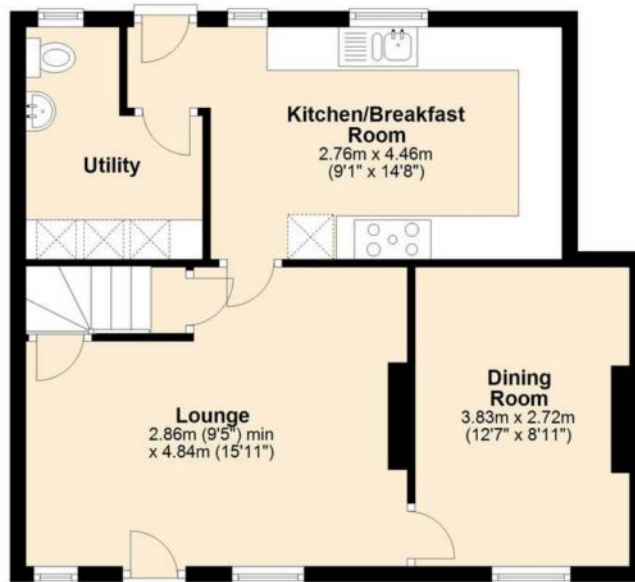
LPG gas central heating, Double Glazed

Private Drainage system shared with next door.



Ground Floor

Approx. 49.7 sq. metres (535.1 sq. feet)



First Floor

Approx. 28.9 sq. metres (311.0 sq. feet)



Total area: approx. 78.6 sq. metres (846.1 sq. feet)

Sketch plan for illustrative purposes only
Plan produced using PlanUp.

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.

Asking prices, rents, or other figures quoted are believed to be correct at the time of publication. They are presented in good faith but without any responsibility, must not be relied upon as statements or representations of fact, and any affected parties must satisfy themselves by inspection or otherwise as to the correctness of each of them by their solicitor prior to exchange of contracts.

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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