



COUNTRY  
PROPERTY



11 Engine Common Lane  
Yate

£775,000







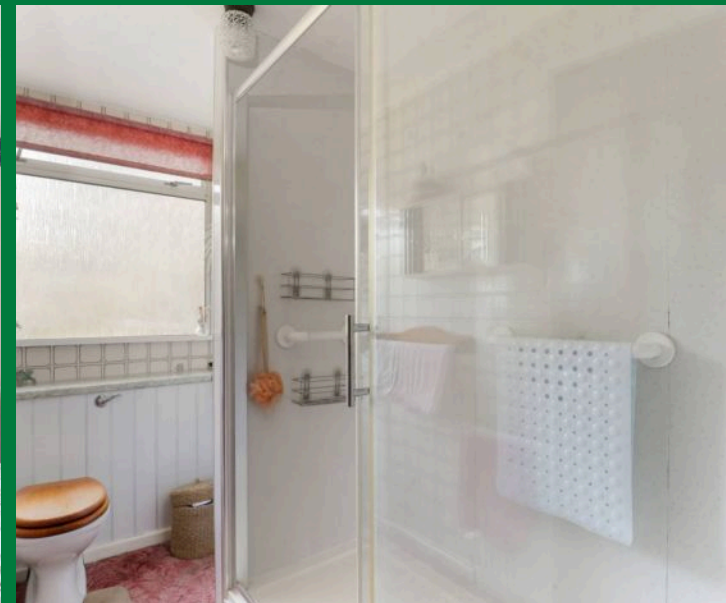
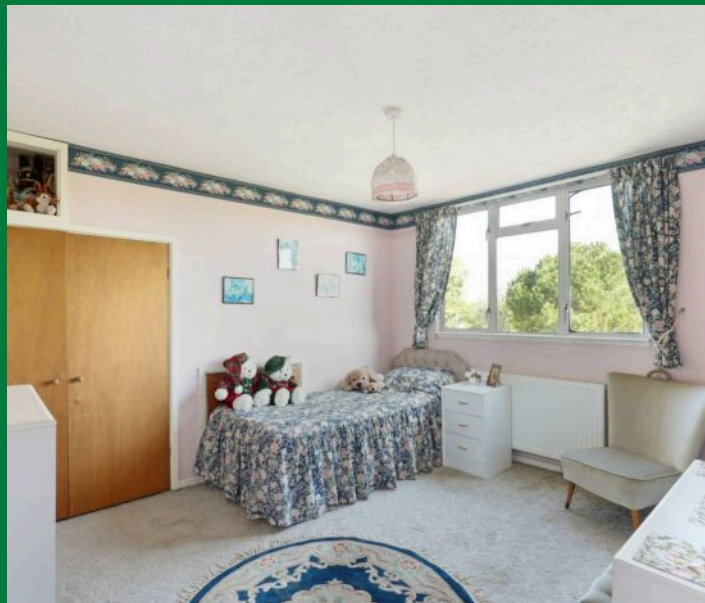
# 11 Engine Common Lane

Yate, BS37 7PX

Highly private chalet style property set in about three quarter-acre countryside of Engine Common, includes garaging for at least 7+ cars in the outbuildings.

Having been a very much-loved family home for the past 45 plus years, it's time for the current owners to allow someone else to step into the driving seat to make this interesting property their new home. Accommodation is a generous size throughout and would be perfect to modernise to your own liking, comprising: entrance hall, office area, cloakroom, living room, games room, kitchen breakfast room, dining room, utility, 5 bedrooms with master ensuite and further shower room. The property sits in the middle of its generous plot, enjoying a Southerly aspect, and a high degree of privacy to boot. There is an integral double garage, separate 5-car garage plus detached wooden workshop/double garage and further storage shed. Whilst in the countryside, there are two pubs within walking distance, with the location being highly convenient for access to facilities, A fantastic house, set within its own land, with oodles of driveway parking and mature gardens, could this be the one to get you revved up?

- Detached Property
- Kitchen Breakfast Room & Utility
- 3 Reception Rooms
- 5 Bedrooms & 2 Bathrooms
- Garaging For 7 Vehicles
- In About 0.75 Acre
- Countryside Views
- Energy Efficiency Rating F







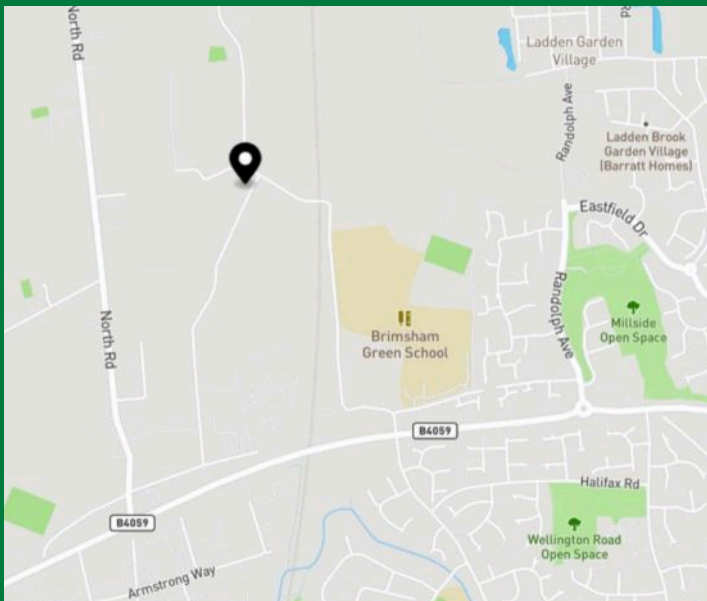
## Engine Common

Engine Common is a rural hamlet in the leafy outskirts just North of Yate Town, accessed off North Road, a long-established residential area. The Fox and The Codrington Arms pub restaurants are under 10 minutes' walk down the lane from the property, with Yate Shopping Centre about 7 minutes' drive, or Tesco Express at Brimsham Park under 5 minutes drive, Waitrose and Chipping Sodbury shops 10 minutes. The popular Brimsham Green secondary school is a 5 minute walk from the property. Miles of country walks from the doorstep. The Cotswolds. M4 J18 Tormarton 15 minutes' drive, M5 J14 Falfield 15 minutes.

Highly private chalet style house on 0.75 acres in Engine Common, with garaging for 7+ cars. Spacious property needing modernisation, includes 5 bedrooms, 3 receptions, and mature gardens with a Southerly aspect. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: F



### Energy Efficiency Rating

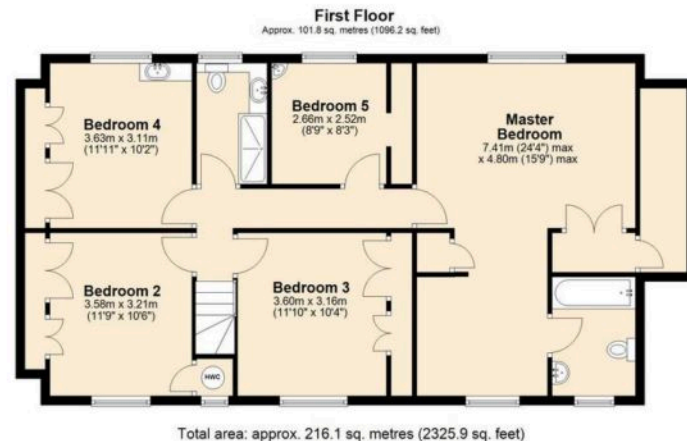
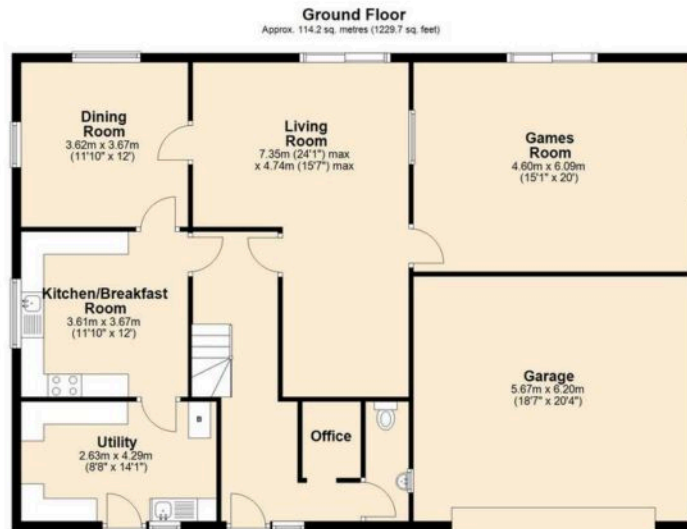
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	23	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		







You can include any text here. The text can be modified upon generating your brochure.



Total area: approx. 216.1 sq. metres (2325.9 sq. feet)

**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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