



Chaingate House West
Iron Acton

£725,000

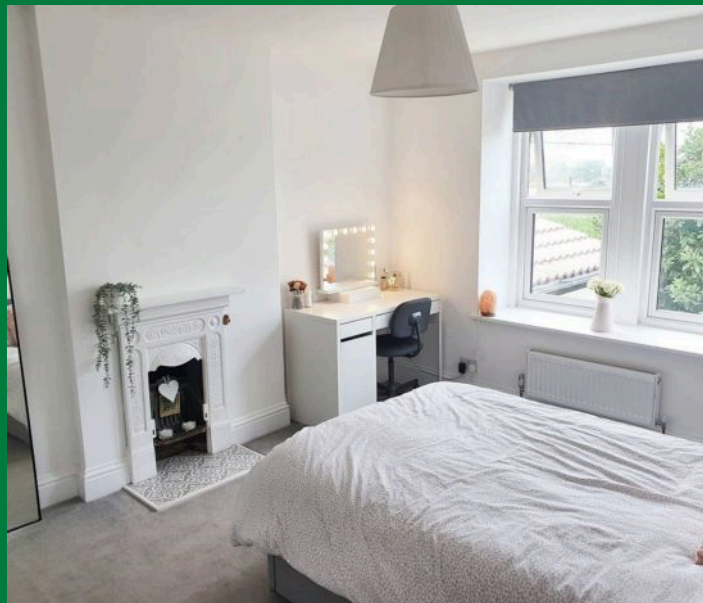


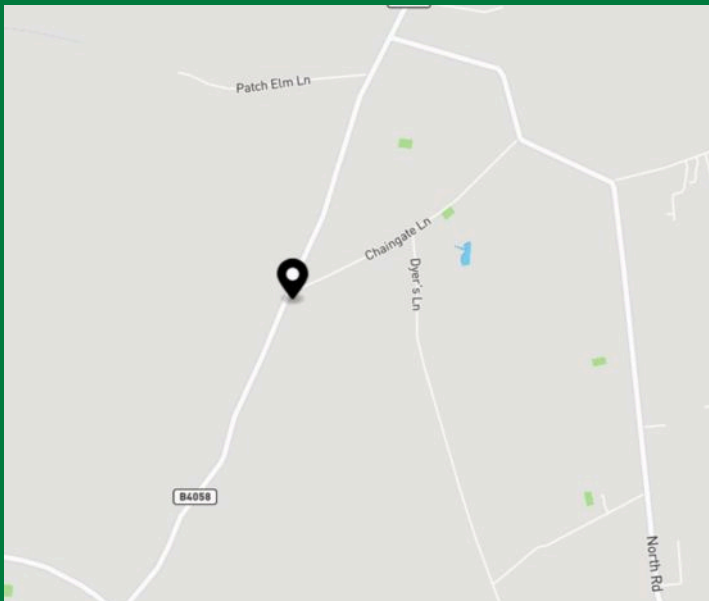
Chaingate House West, Chaingate Lane

Iron Acton, BS37 9XN

Substantial, character family home enjoying a non-estate location. This stone built semi-detached property features spacious 4 bedroom accommodation, with the added bonus of an extended kitchen dining family room, which has underfloor heating, and bi-folding doors opening on to the sunny garden. The high specification kitchen was installed only 2 years ago, and has integral dishwasher, fridge, freezer and complete with wine fridge. Interestingly, the lounge has a rich history as it was once the village convenience store. A utility and downstairs shower room with WC completes the ground floor. Bedrooms are set over two floors, with the top floor having an ensuite shower room. Outside, there is driveway parking for 4 cars on the driveway, and sitting alongside is a 30' outbuilding, half of which is converted into a studio or office, with the remaining half a useful store room, and a garage store. It would not take very much effort to convert this building into a self-contained annexe, if desired. Location is perfectly convenient for commuting or access to nearby shops, schools and restaurants, and there are plenty of nice dog walks nearby.

- Substantial Family Home
- 1910 Character Features
- 4 Bedrooms 2 Receptions
- Extended Kitchen Family Room
- Excellently Presented
- Studio Outbuilding, Store, Garage
- Driveway Parking for 4
- Energy Efficiency Band tbc





Iron Acton

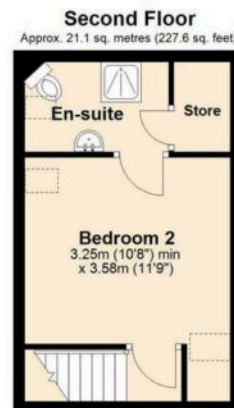
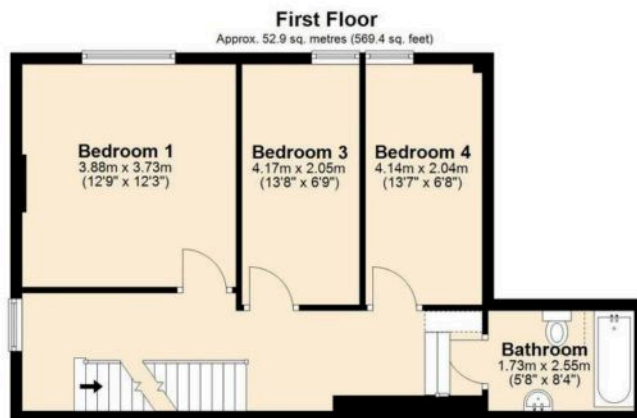
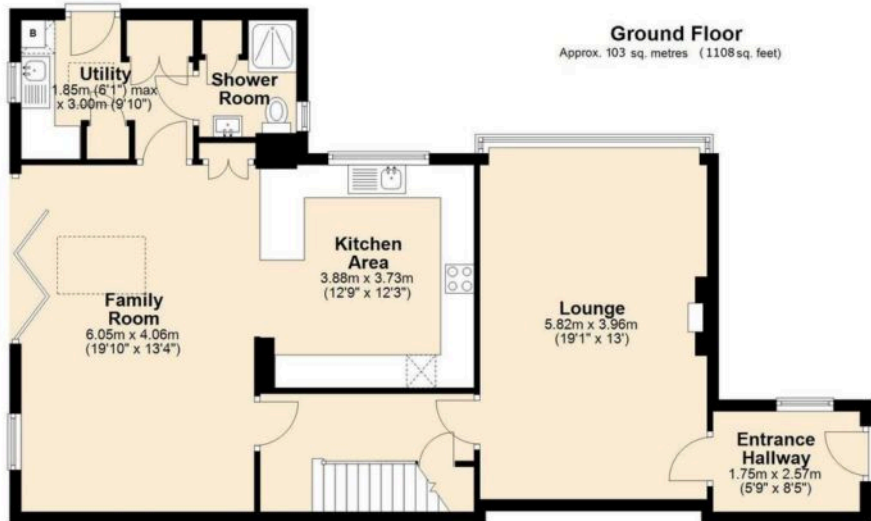
This property is located in the parish of Iron Acton, about half a mile up the Wotton Road to the North of Iron Acton village, which is a thriving Conservation village community. It is a very popular and well regarded village of historical interest with church, two pubs, Parish Meadow with access to Tennis courts, children's play area, Village Hall which hosts a number of annual community fixtures such as music festivals and 'May Day' on the Green. There is also a very well respected Primary school in the village. The property is located a few miles from Winterbourne, the shops and supermarkets of Chipping Sodbury and Yate, and there are 3 pub restaurants within walking distance of the property. The M5 (J14) and M4 (J18) plus Bristol Parkway and Yate rail terminals are all within a few miles drive.

Substantial, character family home in non-estate location. 4 bed, with extended kitchen family room and bi-folding doors to garden. Off road parking, garage, garden, and potential annexe in 30' converted outbuilding. Convenient location.

Council Tax band: E

Tenure: Freehold





Total area: approx.
191.4 sq. metres
(2060.3 sq. feet)

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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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