



Southover Lodge
Pucklechurch

£1,600,000



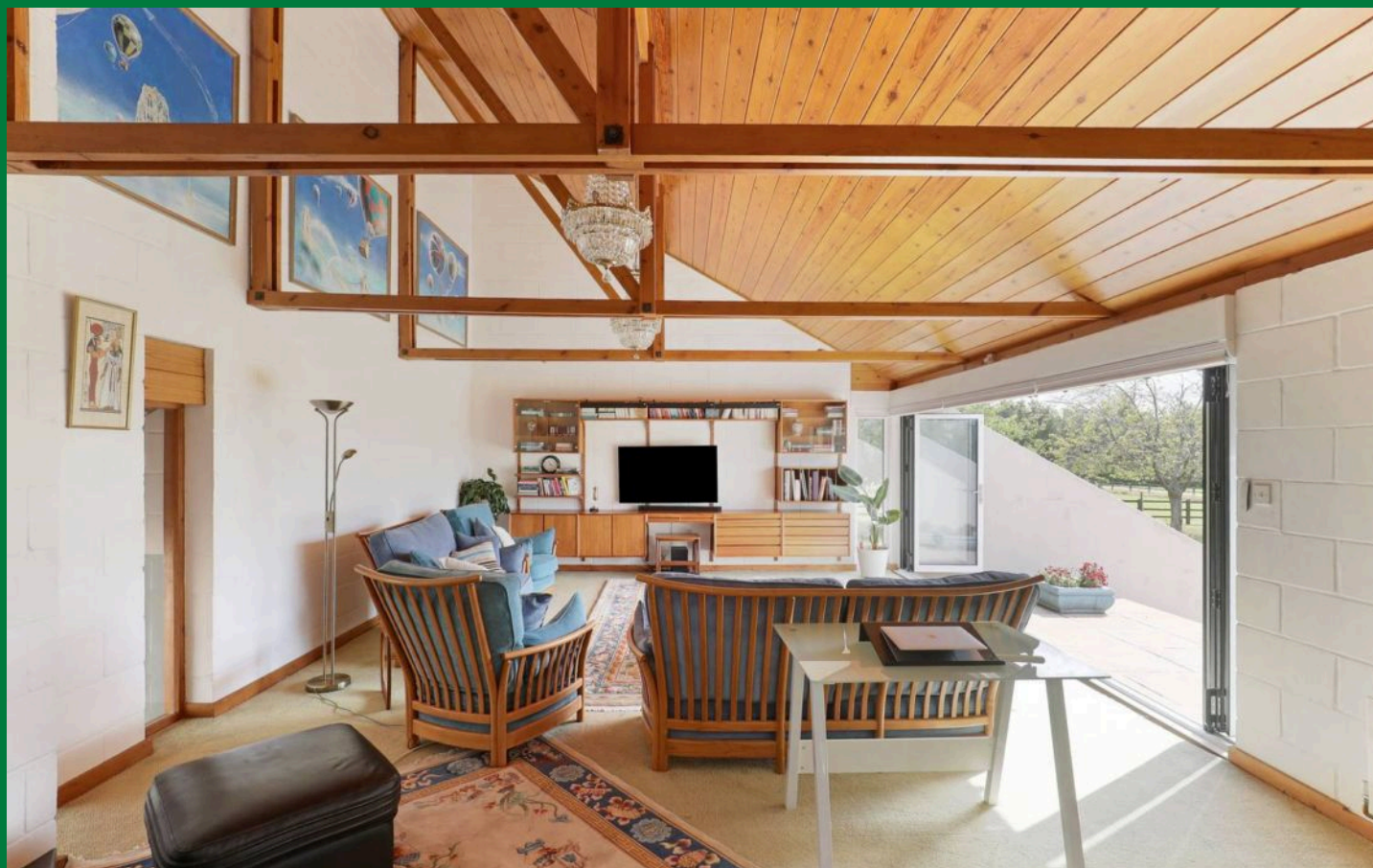
Southover Lodge, Back Lane

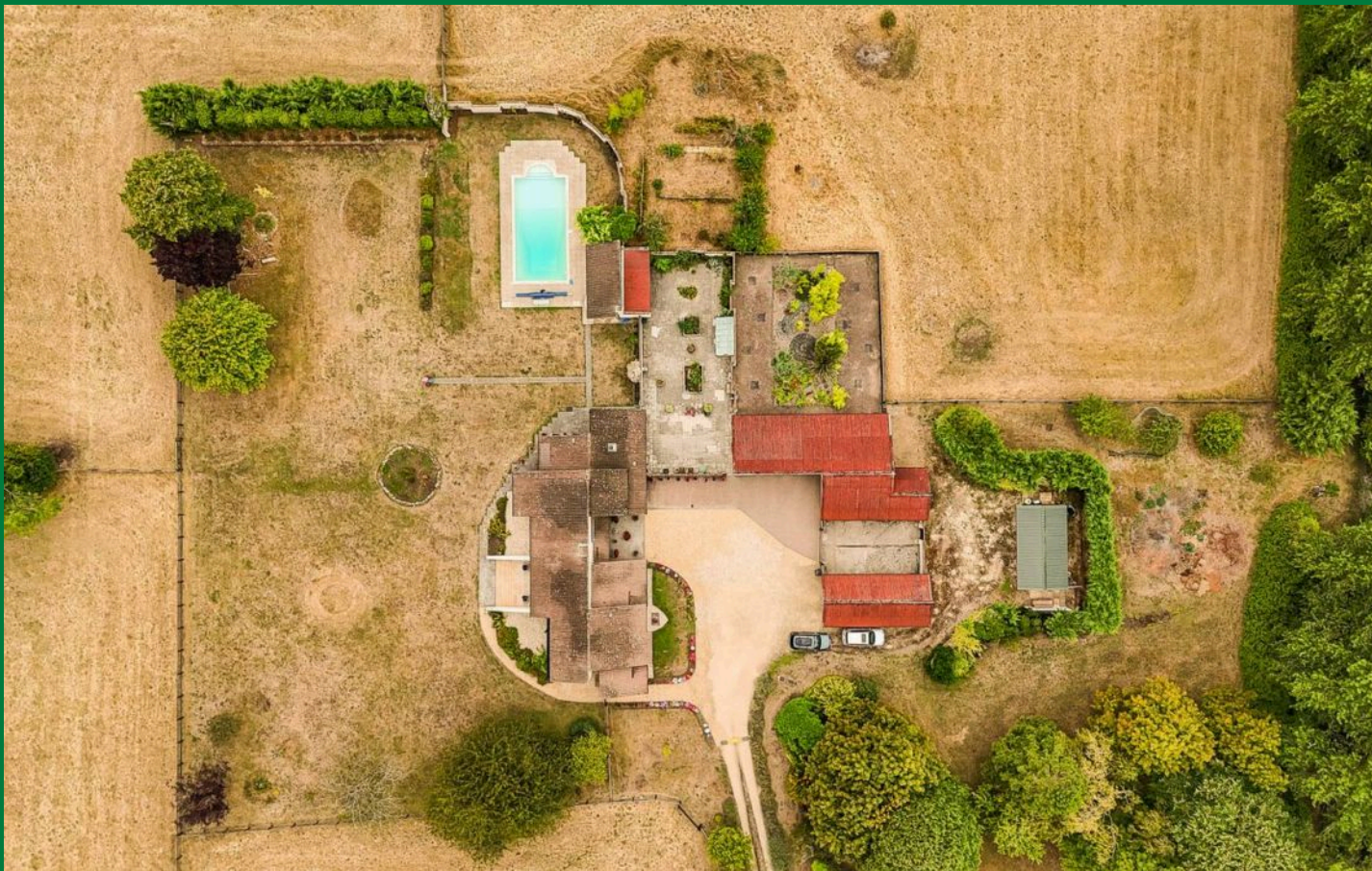
Pucklechurch, BS16 9RZ

Quite honestly, this is one of the most interesting and extraordinary country homes we've offered for sale in many a year. Set within its own 10-acre plot, hidden away behind mature trees and hedgerows and accessed via a curving drive, Southover Lodge has a real charm and feel of tranquillity.

Ideally organised for anyone looking for an equestrian property where you can view your beloved horses from the window of your home, there is a mix of block and wooden stables around a concrete yard, and the paddocks are arranged so they can be rested between seasons. Beautiful views can be enjoyed South towards Lansdown over Abson church to the Southern end of the Cotswold escarpment beyond, to make this a wonderful setting. Incredibly generous accommodation measures over 3200 sq ft, benefits from a light and airy feel throughout, from the many lofty beamed ceilings and large dual aspect windows. There is a heated swimming pool with pool house and large patio within the formal gardens, plus Japanese and walled gardens, vegetable plot and orchard providing plenty of opportunity for anyone with green fingers. There is also garaging for several vehicles, tractors or mowers and enough driveway parking for horseboxes and all the family!

- Unique Country House
- Set Withing 10 Acres
- 3 Generous Reception Rooms
- 5 Bedrooms, 2 Bathrooms & Study
- Stabling & Outbuildings/Garaging
- Heated Swimming Pool & Pool House
- Mature Gardens Including Japanese & Walled
- Energy Efficiency Rating E





Pucklechurch

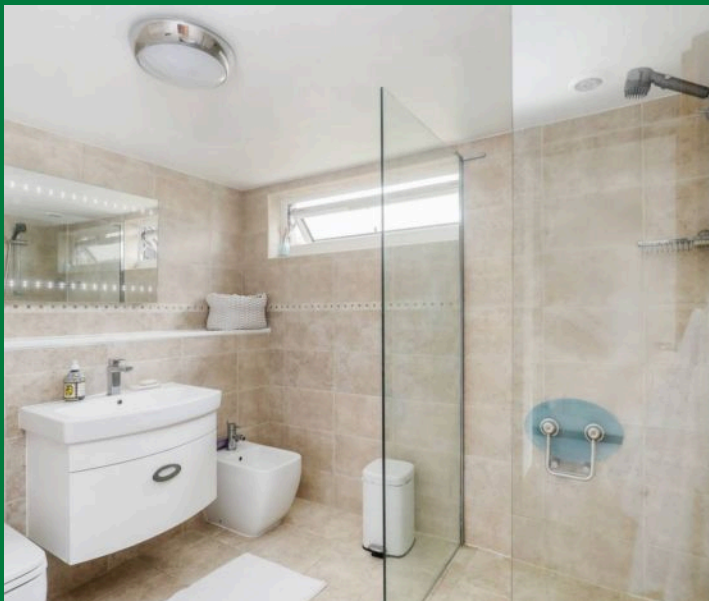
Pucklechurch is an established country village lying in semi-rural surroundings about 2 miles East of Bristol. The popular and active village community includes local amenities such as a community centre, village store, cafe/bakery, hairdresser, 2 pubs, primary school, church and other facilities. Sainsburys is under 3 miles away at Emersons Green, as is excellent 'commutability' via the A4174 North Bristol Ring Road - about 1 mile, an alternative access to M4 J18 at Tormarton via A46 - 5 miles, Bristol, Bath, Yate, M4 corridor.

"Unique country home on 10-acre plot with stables and paddocks. Breathtaking views towards Lansdown. Split-level house with beamed ceilings, heated pool, garaging, and beautiful gardens. Ideal for equine enthusiasts and nature lovers."

Council Tax band: H

Tenure: Freehold

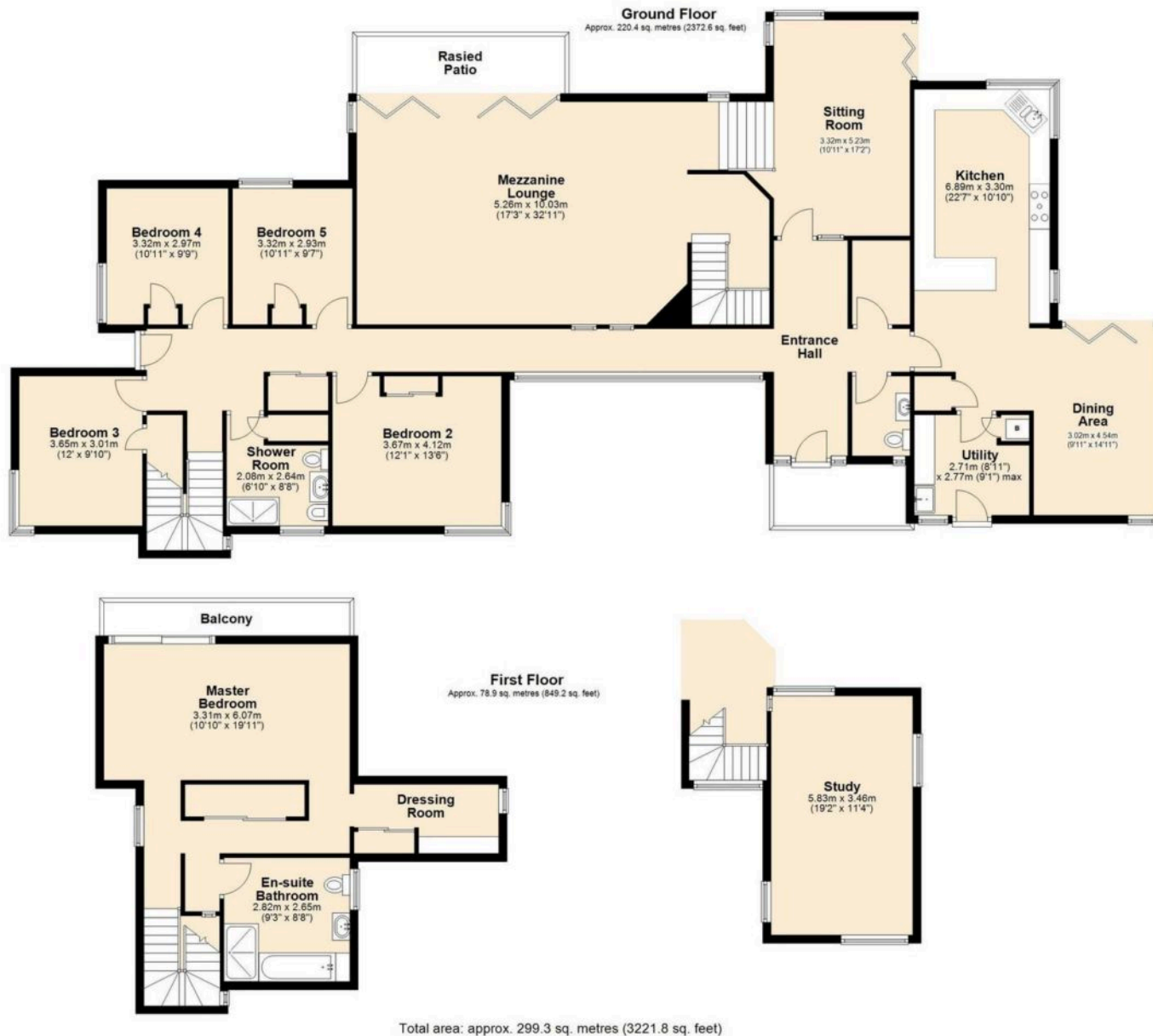
EPC Energy Efficiency Rating: E



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		





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.

No person in the employment of Country Property has authority to make any representation or warranty whatsoever, in relation to this property. We retain the copyright to all promotional material used to market this property.



The Grange, 73 Broad Street, Chipping Sodbury
South Gloucestershire, BS37 6AD

01454 321339

www.countryproperty.co.uk
enquiries@countryproperty.co.uk