

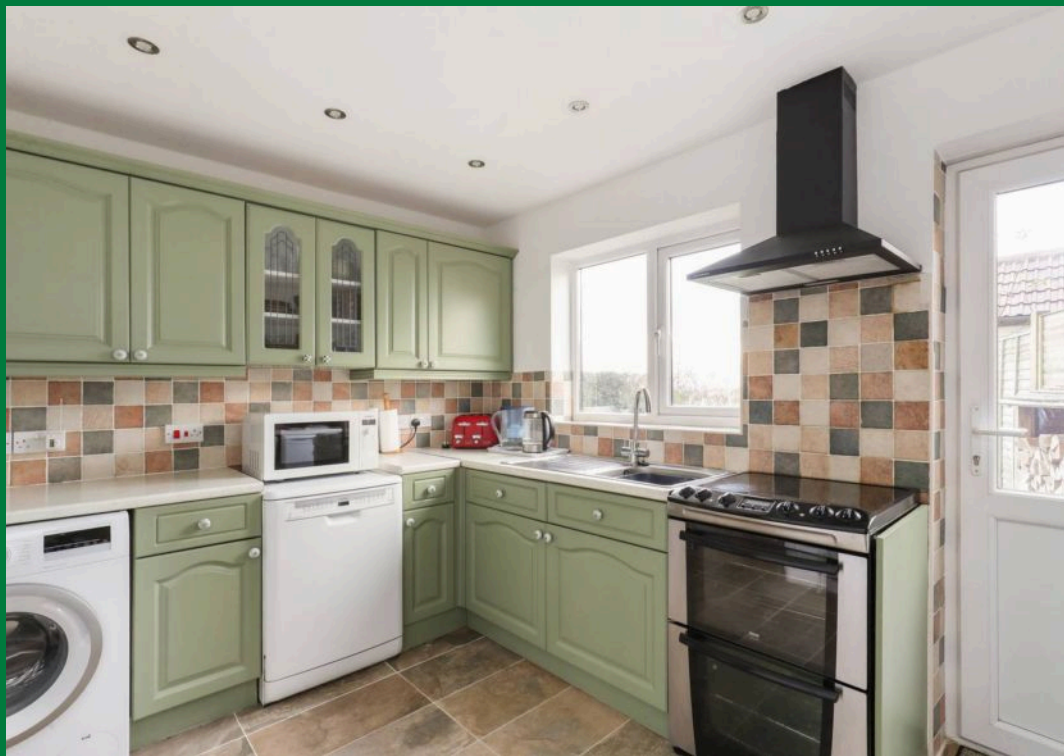


COUNTRY
PROPERTY



Eastmead Cottage
Tormarton

£530,000



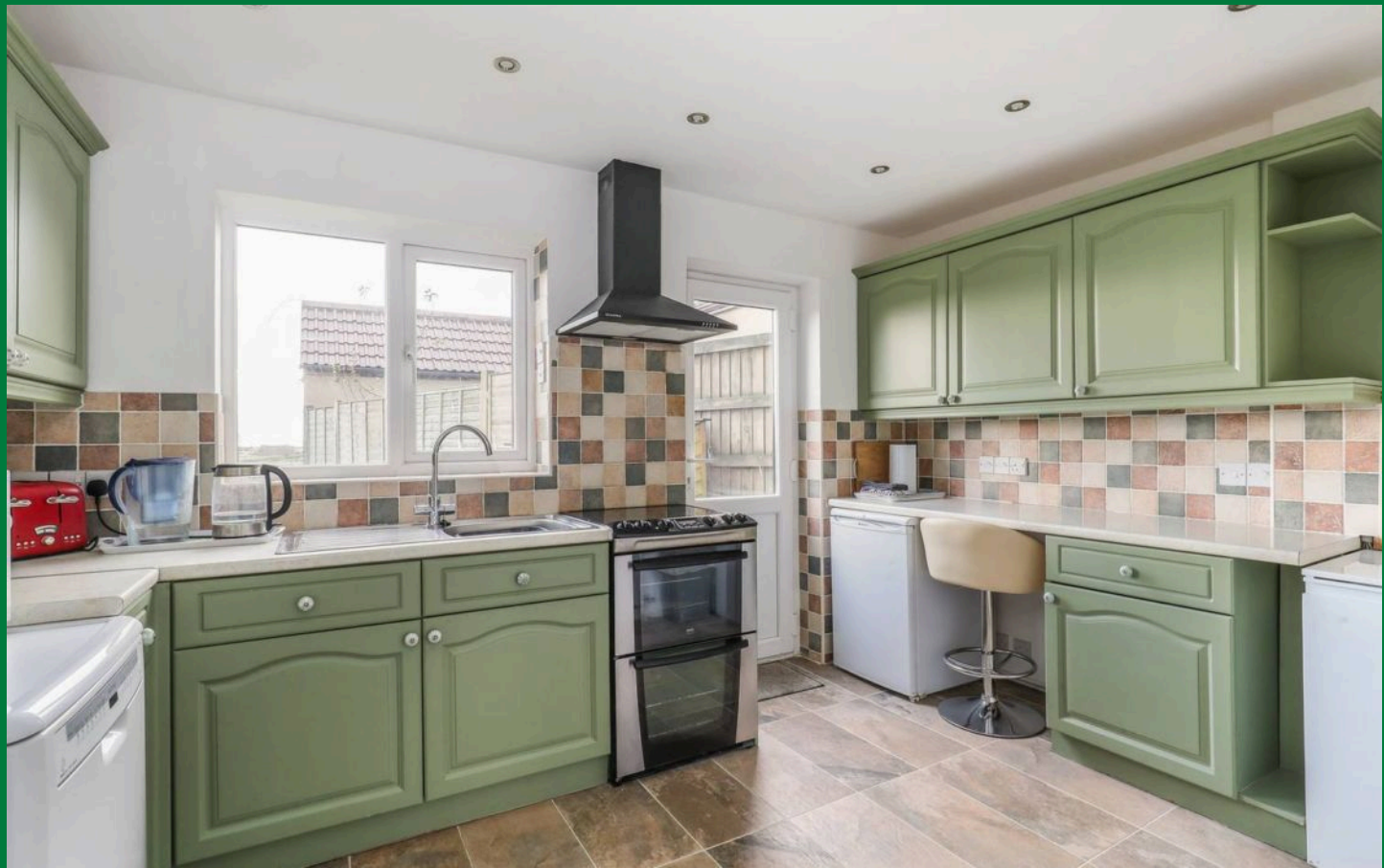
Eastmead Cottage

Marshfield Road, Tormarton, GL9 1JF

Charming 4 double bedroom cottage enjoying far-reaching views across fields. Immaculately presented, the property has been updated and modernised over the years of happy ownership. As soon as you enter the front door you are greeted by a welcoming and spacious entrance hall, with beautiful wooden flooring which runs through into the living room, drawing the eye into the remainder of the accommodation. This lounge diner is fitted with a cosy log burner. There are not many areas of the property that have not been touched, but notably the kitchen has been upgraded to receive a breakfast seating area, as have the bathrooms, boiler, plastering, and there is a downstairs cloakroom/WC.

A loft conversion has been performed which affords an additional double bedroom, with Velux rooflight to the study / dressing room area. A benefit of this exact location in the village is the amazing views which can be enjoyed from most principle rooms, over the fields to the rear. There is a single integral garage providing useful storage space, and off-road parking for two cars on the driveway at the front. The front garden is framed by attractive drystone walling. No onward chain.

- Cottage in Village Location
- Downstairs Cloakroom
- Lounge Diner with Log Burner
- 4 Bedrooms & 2 Bathrooms
- Ensuite & Dressing Room
- Garage and Driveway
- Energy Efficiency Rating tbc
- Pleasant Country Views





Location & Situation:-

Tormarton

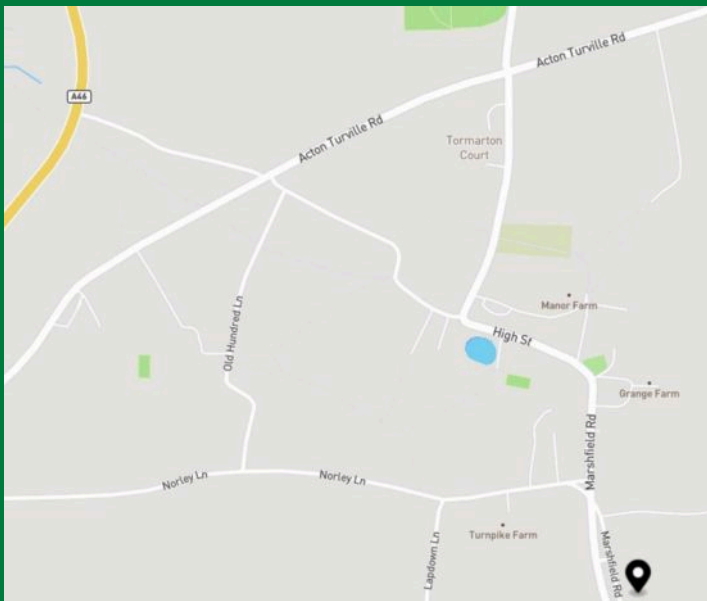
Tormarton is a quiet country village on the Southern tip of the Cotswold Hills within the Beaufort Hunt. There is a local public house and restaurant, day nursery and the usual village facilities. The Compass Inn and Hotel at Tormarton is within walking distance. Tormarton offers a particularly convenient access to the M4 motorway junction 18 and to Bath, Bristol, Chippenham, Swindon and Stroud.

Further details:-

Council Tax band: E

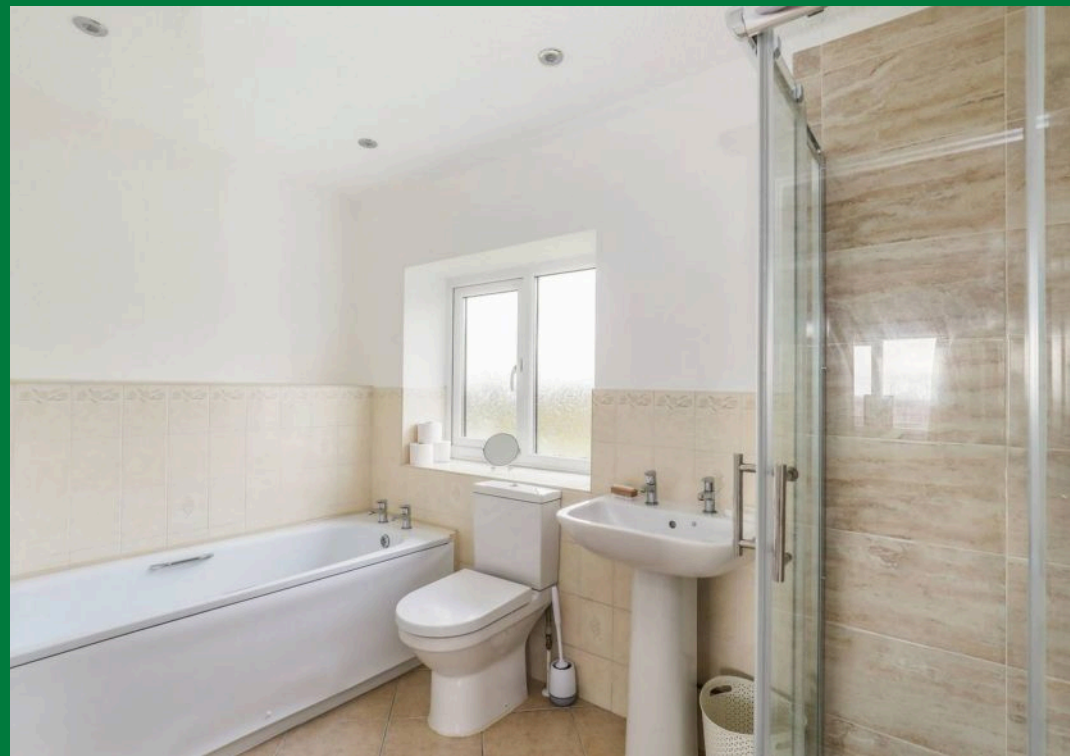
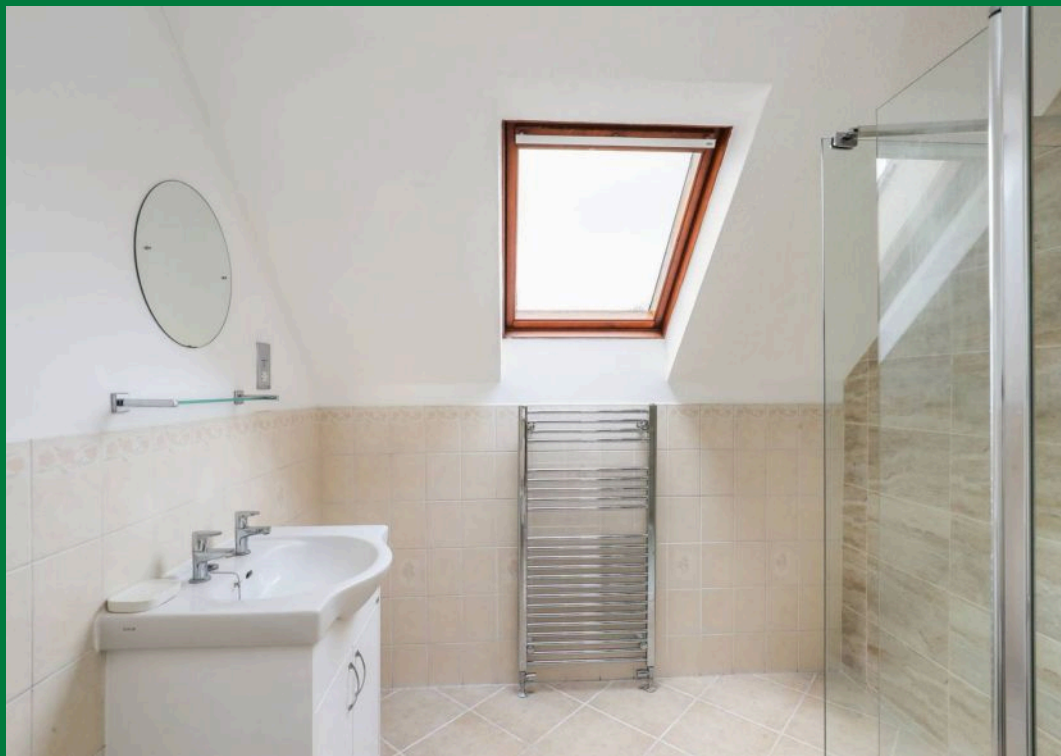
Tenure: Freehold

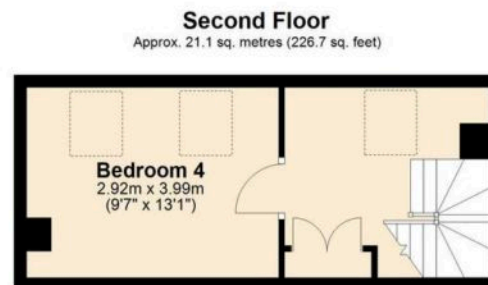
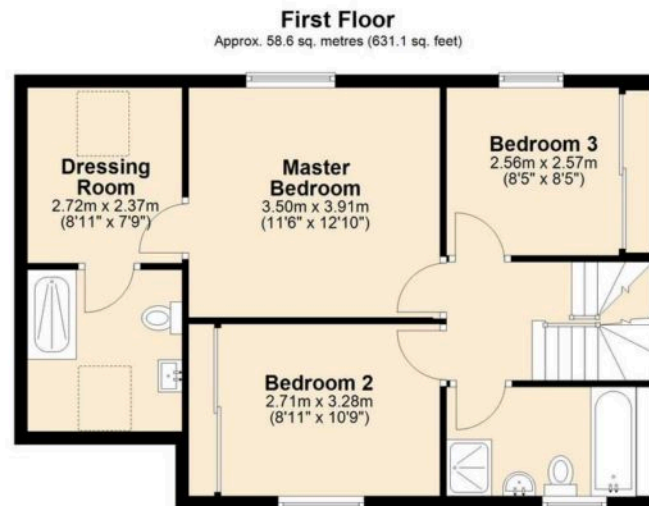
EPC Energy Efficiency Rating: D



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		





Total area: approx. 140.1 sq. metres (1508.4 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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