



ASKING PRICE

**£760,000**

**Mayfield House**

High Street, Iron Acton, BS37 9UH

#### PROPERTY SUMMARY

Discover the charm of Mayfield House, a versatile detached four/five bedroom family home, ideally situated on a private road in a quiet village location. Occupying a generous plot, this property offers both space and tranquility for modern family living. Upon entering, you are welcomed by a spacious hallway that leads to a comfortable living room, perfect for family gatherings and relaxation. The heart of the home is the expansive kitchen/breakfast/family room, designed for both functionality and socialising. Adjacent to this is the conservatory / dining room, ideal for entertaining guests and family meals. For added convenience, the ground floor also features a utility room, a study which can serve as a fifth bedroom, and a downstairs cloakroom.

Upstairs, Mayfield House boasts four well proportioned bedrooms. The main bedroom includes an en-suite bathroom for added luxury, while the remaining bedrooms share a good sized family bathroom.

The property is surrounded by a wrap around garden, ensuring complete privacy with its large lawn and inviting seating area, perfect for outdoor activities and relaxation. Additional features include a garage (with power / lighting) and an extensive driveway that provides parking for multiple vehicles.

Mayfield House is the ideal home for families seeking a peaceful village lifestyle combined with the convenience and comfort of a spacious and well designed living space.

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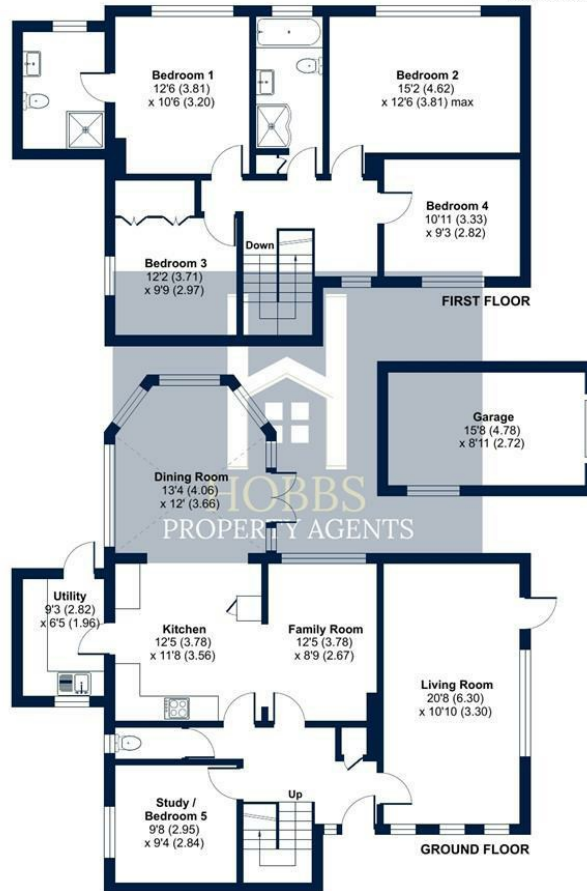




## High Street, Iron Acton, Bristol, BS37

Approximate Area = 1770 sq ft / 164.4 sq m  
Garage = 141 sq ft / 13 sq m  
Total = 1911 sq ft / 177.4 sq m

For identification only - Not to scale



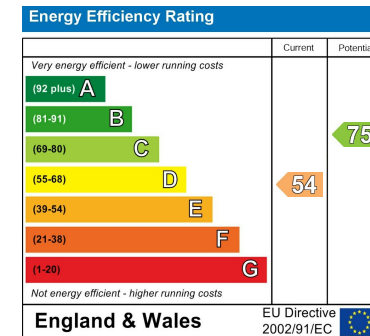
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rics/hcom 2024. Produced for Hobbs Property Agents Limited. REF: 1159974

**LOCAL AUTHORITY**  
South Gloucestershire

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
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**VIEWINGS**  
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



### OFFICE DETAILS

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