



**Connells**

Vine Cottage Cowhill  
Oldbury-On-Severn Bristol

# Vine Cottage Cowhill Oldbury-On-Severn Bristol BS35 1QH

for sale  
**£625,000**



## Property Description

Vine cottage is a charming, freehold, detached home, located in the coveted area of Cowhill Oldbury-On-Severn. Surrounded by a generous plot offering front and rear gardens, as well as parking for multiple cars, the cottage has been renovated to modern standards, whilst retaining its beautiful character and charm. Vine Cottage offers the opportunity to purchase further woodland, accessed from the rear garden and has plenty of scope to extend, subject to relevant permissions.

Accessed via a stone porch through the original front door you enter the oak panelled hallway with stairs leading to the first floor and doors leading into the family bathroom, snug with log burner and large dual aspect lounge. Upstairs the landing features a large dressing area, which could be used as the 4th bedroom, subject to necessary works. A further 2 double bedrooms, an impressive super king master bedroom with ensuite, The ensuite features a marble top vanity unit and electric shower.

The front gardens are laid to lawn with perimeter hedgerow and original stone wall with a metal gate onto pathway leading up to the front door. The rear gardens are enclosed using close board fencing and also laid to lawn with sensitive planting, a beautifully placed tree and covered in, disused, well.

## Ground Floor

### **Entrance**

Open stone Porch with leaded light windows to each side and tiled roof with access to front door.

### **Entrance Hall**

Original front door with feature glazed porthole, door to downstairs bathroom, lounge and snug, tiled flooring, part oak panelled featured walls and stairs rising to first floor.

### **Bathroom**

Double glazed window to rear elevation, panelled bath with dual head thermostatic shower over, low level WC, vanity unit with basin and towel radiator.

### **Lounge**

20' 9" x 11' 10" ( 6.32m x 3.61m )

Double glazed windows to front and rear, coved and smooth ceiling, wall lights, TV point and tiled floor. Two radiators.

### **Snug**

14' 6" x 12' 6" ( 4.42m x 3.81m )

Two double glazed windows to the front aspect, original beam, feature fireplace set upon a hearth with a wood burner, textured ceiling, latch door from hallway and door through to kitchen/breakfast/family room and radiator.

### **Kitchen / Dining / Family Room**

16' 8" x 12' 6" max ( 5.08m x 3.81m max )

Two double glazed windows to the front aspect, and a double glazed window to the side aspect, smooth ceiling with recessed spotlights. Two radiators and heating controller.

Fitted kitchen with worktops over with an integrated fridge/freezer, built in Belling Range cooker with Zanussi extractor (will remain) one and a half bowl stainless steel single drainer with mixer tap, USB points, loft access, door from reception/snug and open access to utility.

## Ground Floor Cont ....

### **Utility Room**

Two double glazed windows to the rear aspect, open access from kitchen, stable door with lead light panels to side aspect, smooth ceiling, stainless steel sink and drainer, wall and base units, wood effect laminate flooring, under counter Hoover 10kg washing machine and Hoover 10kg condenser dryer, (included with sale) radiator and Worcester oil boiler.

### **First Floor**

### **Landing**

Doors to principal rooms, beams and textured ceiling, double glazed window to front, area currently utilized as dressing area which could equally be transformed into a fourth bedroom. Single radiator and loft access hatches.

### **Principal Bedroom**

11' 10" x 10' 9" ( 3.61m x 3.28m )

Superking size principal bedroom, overlooking rear garden with radiator beneath and door into en-suite. Double glazed window, timber glazed door from landing, door to en-suite and radiator.

### **En-Suite**

Double glazed obscured window to rear aspect, part-tiled walls, smooth ceiling, shower cubicle with electric shower, electric shaving point, airing cupboard housing water immersion tank plus storage space, low level WC, marble top vanity unit and wet room clad walls and radiator.

### **Bedroom Two**

12' 9" x 7' 10" ( 3.89m x 2.39m )

Double bed sized bedroom two, featuring double glazed window to front elevation, textured ceiling, original wooden floorboards plus a hearth, recessed storage area (one with shelving and one with a hanging rail), ceiling feature beam over window, latch door from dressing area and radiator.

### **Bedroom Three**

9' 7" x 8' 6" ( 2.92m x 2.59m )

Double sized bedroom with double glazed window to front aspect, smooth ceiling and radiator.

### **Loft Spaces**

3 loft access parts to the property:

One accessible from kitchen

Second accessible from the landing

Third accessible from the dressing area

### **Outside Space**

### **Front Garden**

Gravelled driveway to the front, outside tap, partly enclosed with green shrubs and borders, gated access and a wall, access to rear garden.

### **Rear Garden**

Enclosed by fencing, mainly laid to lawn with shrubs and trees.

(NB Further woodland available by negotiation)

### **Vendors Note:**

There is potential to extend this property of which the current Vendor has explored.







# Vine Cottage, Cowhill, Oldbury-on-Severn, Bristol, BS35

Approximate Area = 1548 sq ft / 143.8 sq m

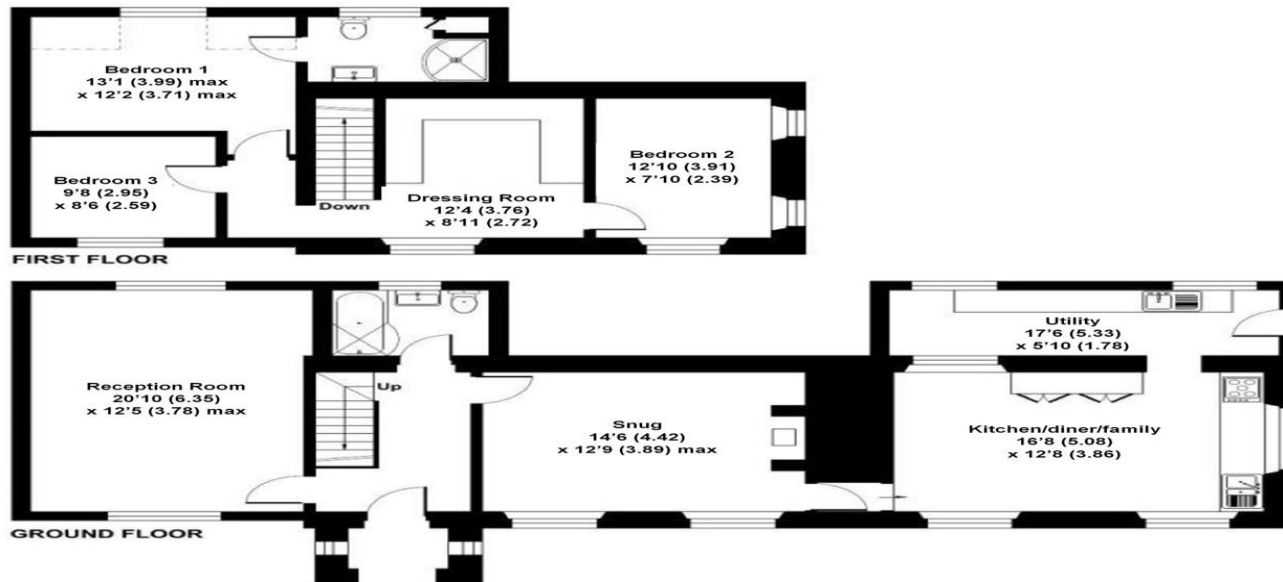
Limited Use Area(s) = 24 sq ft / 2.2 sq m

Total = 1572 sq ft / 146 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for DJ&P Limited. REF: 1003658

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EPC Rating: E

Tenure: Freehold

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