

Ashleigh Cowship Lane, Cromhall, Wotton Under Edge, South Gloucestershire, GL12 8AY

£640,000





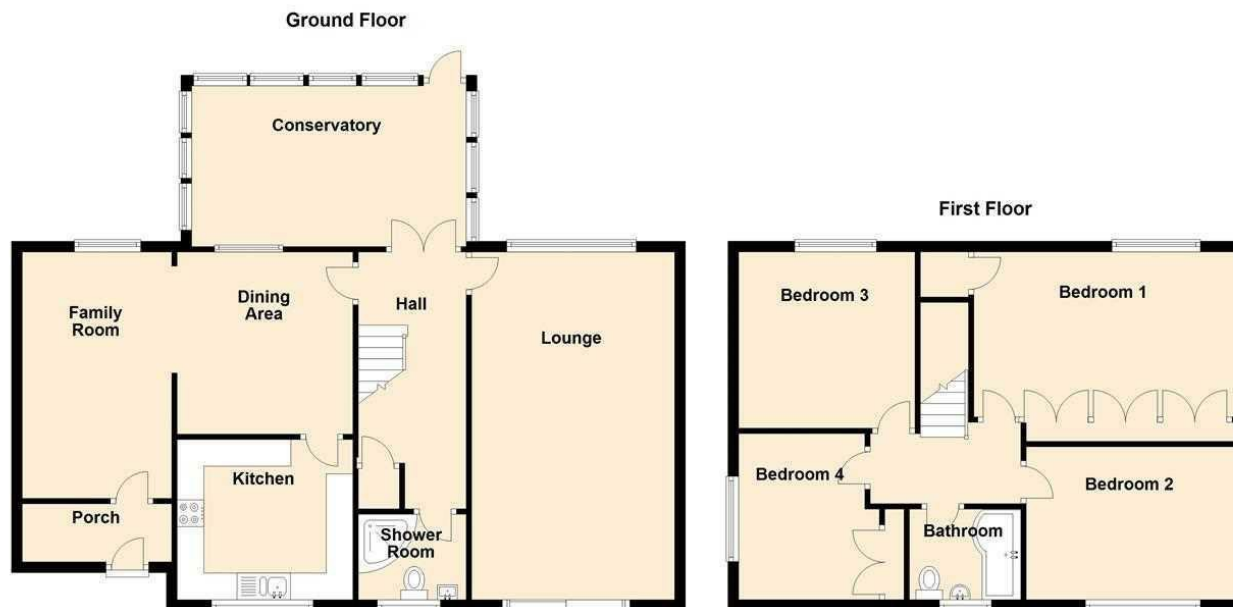
We are proud to present this spacious well presented four bedroom detached property boasting country views in Cromhall, South Gloucestershire. With three reception rooms it is perfect for family gatherings or entertaining. The accommodation consists of, to the ground floor, a porch, family room, dining area, kitchen, lounge, shower room and conservatory. Upstairs are four bedrooms and a family bathroom. The property has an over sized garage and ample off road parking. Both front and rear gardens are enclosed with mature trees and shrubs. There is a garden shed and a green house in the rear garden, along with a fish pond.

Enjoy the tranquillity of country living while only being a short drive into Yate and Chipping Sodbury and Wotton Under Edge for shops and services. Access to the M5 is also just a short drive of 3 miles. Closest Rail links are Yate and Bristol Parkway. The closest primary school, St Andrews, is in Cromhall with currently 70 pupils and is rated Good by OFSTED. Local secondary schools include Castle School in Thornbury and Katherine Lady Berkley School in Wotton Under Edge both with an OFSTED rating of Good. Cromhall village has a community shop and thriving village hall.

Viewing highly recommended and strictly by appointment.



Open House Bristol North East New



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	