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Puxton OIEO £650,000

- * *Delightful Country Cottage*
- * *Large South Facing Garden*
- * *3 Double Bedrooms*
- * *Double Garage*
- * *5 Reception Rooms*
- * *No Chain*



114 High Street, Worle, BS22 6HD

Churchview, Puxton Road, Puxton, BS24 6TF

Description

Situated in the charming hamlet of Puxton, and as the name of this Cottage suggests, looks out towards Holy Trinity Church with its distinctive leaning tower. The Village itself is well placed for access to the M5 and A370 and there is also a good choice of Schools within easy reach. This delightful detached country cottage retains a number of original features and is further enhanced by the large south facing rear garden, long driveway and double garage. There is a good deal of flexibility with this property particularly within the ground floor accommodation where an annexe could easily be created in the west wing or the space could also provide an income from Airbnb.

Accommodation

Entrance Hall

Radiator. Understairs cupboard. Cloaks cupboard. 2 windows to front. Staircase to first floor accommodation.

Snug 12' 2" x 7' 10" (3.71m x 2.39m)

Beamed ceiling. Radiator. Window to front. Opening to

Lounge 15' 6" x 11' 1" (4.72m x 3.38m)

Inglenook fireplace with wood burner. Radiator. Beamed ceiling. Double glazed window to front. Door to

Reception Room 16' 8" x 9' 4" (5.08m x 2.84m)

Radiator and decorative screen. Vaulted ceiling. Double glazed French doors to the rear garden. Door to

Study 9' 2" x 9' 0" (2.79m x 2.74m)

Part wood panelled walls. Radiator. Double glazed window to side and window to front.



Door from the reception room to Lobby 4' 10" x 4' 4" (1.47m x 1.32m)

Radiator. Double glazed window to rear. Door to side and door to

Shower/Wet Room

Tiled floor. Corner wash hand basin and low level WC. Mains shower. Obscure double glazed window to front.



Farmhouse Style Kitchen 12' 11" x 11' 11" (3.93m x 3.63m) Fitted with a range of floor and wall units with roll edge work surfaces and tiling to splashbacks. Single drainer 1 1/2 bowl enamel sink unit with central mixer tap. Space for dishwasher. Built-in electric hob and oven. Oil fired Rayburn recessed into a stone alcove. Flagstone flooring. Beamed ceiling. Dresser. Opening to

Double glazed Dining Room/Orangery 18' 2" x 10' 2" (5.53m x 3.10m) Tiled floor with underfloor heating. Window seat and French doors to the rear garden.

Utility Room 7' 10" x 5' 7" (2.39m x 1.70m) Plumbing for washing machine. Stable door to the driveway.

First Floor Landing

Radiator. Velux window.



Bedroom 1 13' 7" x 12' 1" (4.14m x 3.68m) Radiator. Airing cupboard with hot water tank. Double glazed window to rear with southerly views to the Church.



Bedroom 2 12' 0" x 10' 4" (3.65m x 3.15m) Plus shelved alcove and walk-in wardrobe with shelving and hanging rails. Radiator. Double window to rear with southerly views of the Church.

Bedroom 3 12' 6" max x 8' 5" (3.81m x 2.56m) Radiator. Dual aspect with double glazed window to side and glazed window to front.

Bathroom 9' 4" x 8' 5" (2.84m x 2.56m)

White suite of ball and claw bath with shower mixer taps, pedestal wash hand basin and low level WC. Corner shower enclosure with mains shower. Radiator. Underfloor heating. Downlighting. 2 obscure windows to front.



Outside

The front garden is laid to shrubs with a foot path leads to the front door. Double 5 bar gates give access to a long driveway and leads to the Double Garage 21' 3" x 19' 2" (6.47m x 5.84m) 2 double doors, work bench, light and power. The south facing rear garden is very much a feature of this property being of a generous size and enjoying a good deal of privacy and of course the sun for most of the day. There is a paved patio adjacent to the rear of the property and divided from the main area of the garden by a brick retaining wall with coping stones to match the patio. There is an extensive area of lawn and well stocked flower and shrub borders. An area of decking in the corner of the garden will provide some shade in the afternoon and there is also a Summerhouse to enjoy. At the side of the property there is an area once used as a kitchen garden and this of course can be cultivated again. A useful storage area at the rear of the garage is screened from the main area of garden.





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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