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Avenue House

Iron Acton

Guide Price £997,500









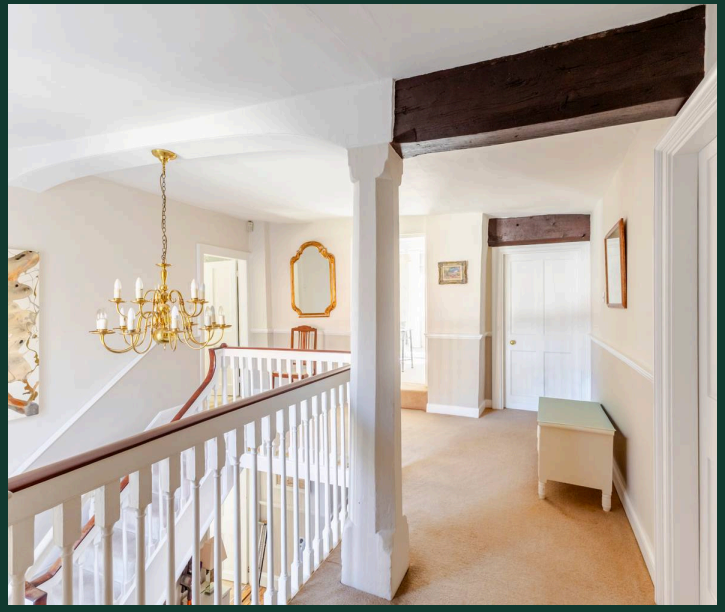
Avenue House, High Street
Iron Acton, BS37 9UH

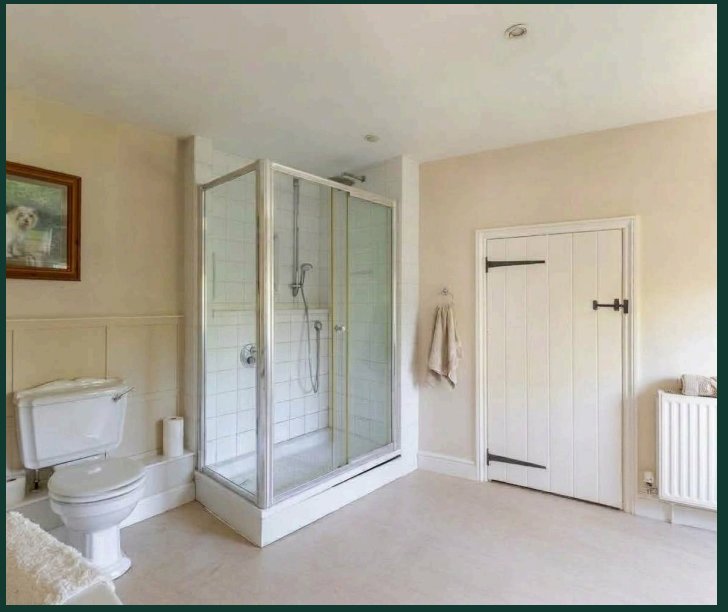
Impressive period residence, set in the heart of a thriving village community. This light-and-airy 5 bedroom property has a beautiful walled garden and enormous character and charm.

Believed to date back in parts to 1620, this individual detached house features generous accommodation with a 'bit of space around'. Nicely presented accommodation, which in many cases enjoys dual aspect views, includes:- entrance hall, lounge, kitchen breakfast room, dining room, conservatory, study, snug, 2 x cloakrooms, utility, boot room, 5 bedrooms with master ensuite with walk-in wardrobe, and 2 further bathrooms. There is a gravelled driveway which two further properties have access over, yet this property has parking for 3 cars plus a single garage. There is also a detached coach-house in the curtilage which could, with the necessary consent, provide an annexe or work-from-home office. Outside, the beautiful walled garden is Westerly-facing and well-stocked, and the courtyard is laid to flagstones even has its own well! The current owners have poured their heart and soul into the property since moving in back in the early 1990's but is now the time to downsize, therefore offered for sale with no onward chain. Viewing essential to take it all in.

- Impressive Period Home
- 4 Reception Rooms
- 2 x Cloakrooms, Boot Room & Utility
- 5 Bedrooms & 3 Bathrooms
- Light & Airy Accommodation
- Separate Coach House & Garage
- West Facing Walled Garden
- Energy Efficiency Rating E









Location

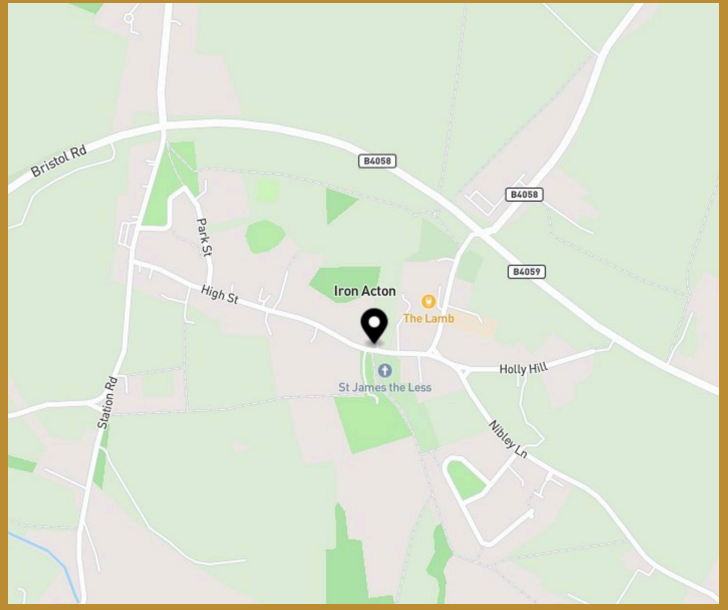
Iron Acton is a Conservation Village surrounded by Green Belt by-passed by the B4059. It is a very popular and well regarded village of some historical interest with two village pub restaurants, Church, village hall and a friendly community atmosphere. There is also a very well respected Infants/Junior school in the village. Iron Acton is a few miles from Winterbourne, Yate, Chipping Sodbury, Yate and the M4 and M5 motorways at Almondsbury and Tormarton. Bristol Parkway and Yate rail terminals are 15 and 10 minutes drive away.

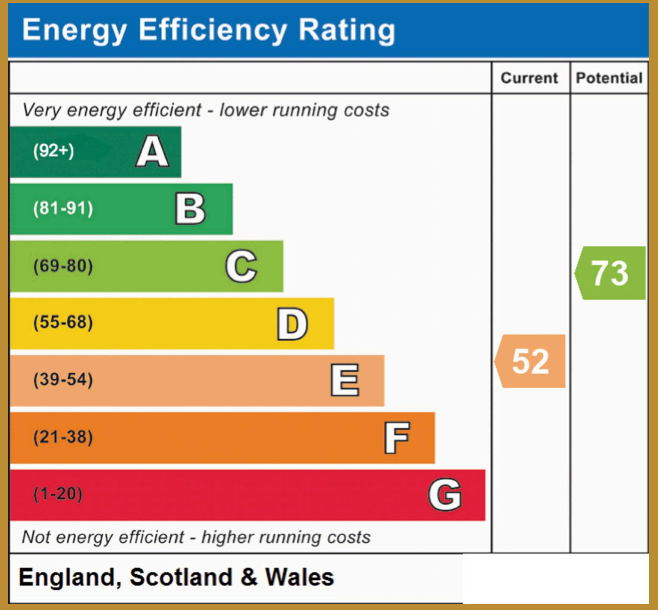
Charming detached 5 bed period home (c.1620) in village centre with walled garden, garage, parking, coach-house, and spacious rooms. No onward chain.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E



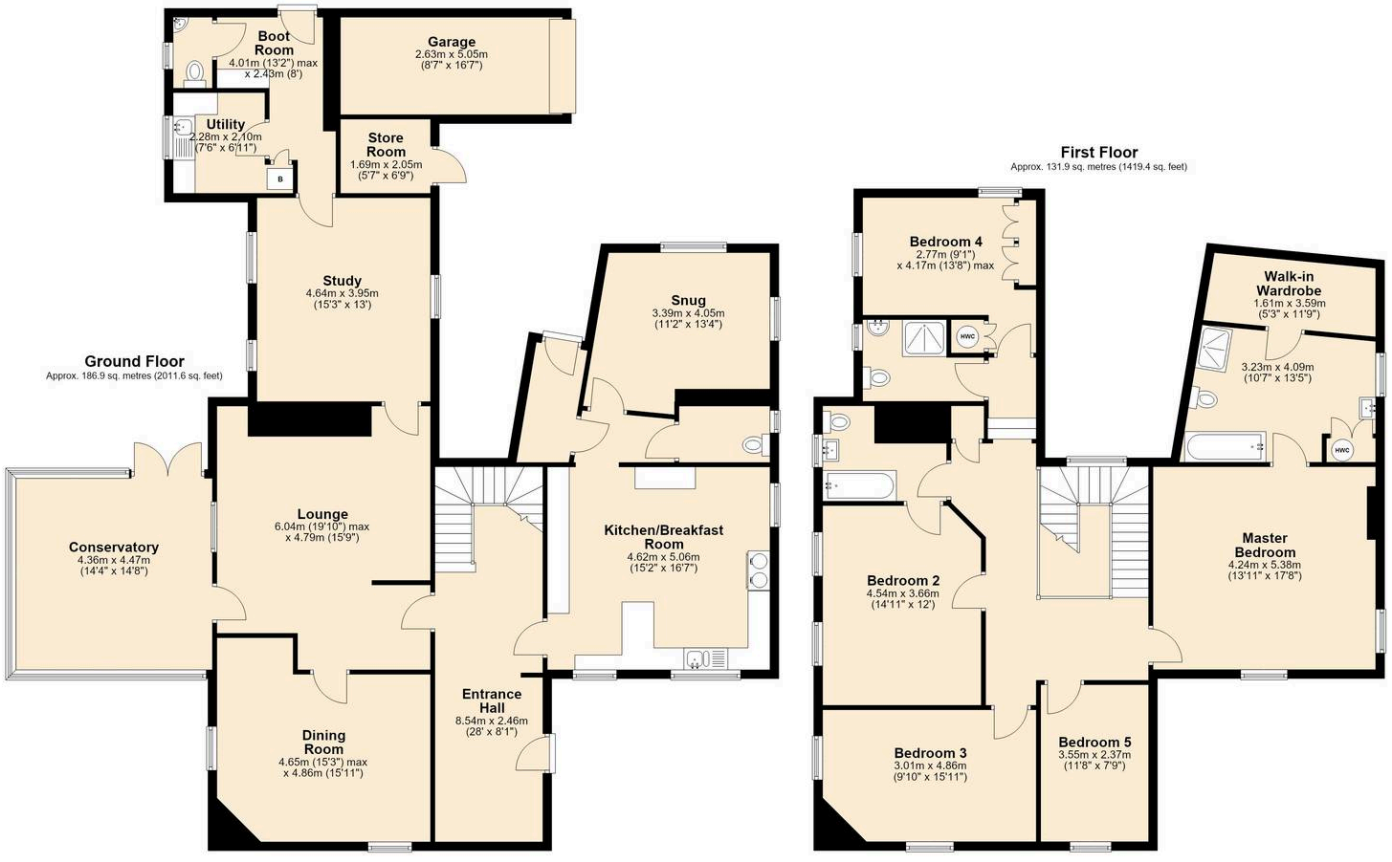












Total area: approx. 318.8 sq. metres (3431.1 sq. feet)

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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