



3 Bedroom  
Country Cottage  
in Horton

£1,850 PCM

Mapleridge Cottage  
Horton  
Chipping Sodbury  
BS37 6FD



Victoria Allman  
lettings



- Spacious cottage in desirable country location
- Two reception rooms and conservatory
- Kitchen/dining room with Rayburn stove
- Three double bedrooms, two bathrooms
- Separate office for home working
- Double carport and off-street parking
- EPC Rating E
- Council Tax Band B (South Gloucestershire)



3



2



2



E

## SUMMARY

A spacious three bedroom cottage located in a beautiful rural location on the edge of the South Gloucestershire village of Horton. Flexible accommodation with a separate office, garden and carport for two cars.

Ideally placed for the Cotswold market town of Chipping Sodbury with its historic charm and amenities, and good commuter access to Bath, Bristol and other regional centres.

Available from late February on a long let.

## DESCRIPTION

Tucked away down a quiet lane on a private estate at the bottom of Horton Hill, Mapleridge Cottage is a spacious three bedroom cottage in a stunning rural location. The front door opens into a hallway with a WC. To the left is the kitchen/dining room complete with fitted cupboards, a Rayburn stove and separate electric hob and oven. There is a utility room off the kitchen as well as a stairway leading to one of the three double bedrooms.

Turn right from the hall into a dining room which flows through to a large sitting room with a woodburning stove, and then a conservatory to the rear. The second stairway off the dining room leads up to two bedrooms, including the master bedroom which has stunning views. There are two bathrooms including a 'Jack and Jill' bathroom which links directly to two of the bedrooms. The upstairs also has various useful built-in storage space.

Externally, there are gardens to both the front and rear of the house including a large patio at the rear. There is also a double car port which also benefits from a self-contained office above which is ideal for home working.

## SITUATION

The historical village of Horton lies at the foot of the Cotswold escarpment on the Little Avon River between the villages of Hawkesbury and Little Sodbury. The village is surrounded by rolling countryside and is perfect for country walks being just a quarter of a mile from the Cotswold Way and close to the Badminton Estate. Horton is well-served by its own well-regarded primary school and there is an active village hall which provides a hub for the community. The nearby market town of Chipping Sodbury offers a broad range of shops and amenities for everyday needs including quality shops, restaurants, cafes and pubs, as well as a Waitrose supermarket. There are also a number of popular schools catering for all ages.

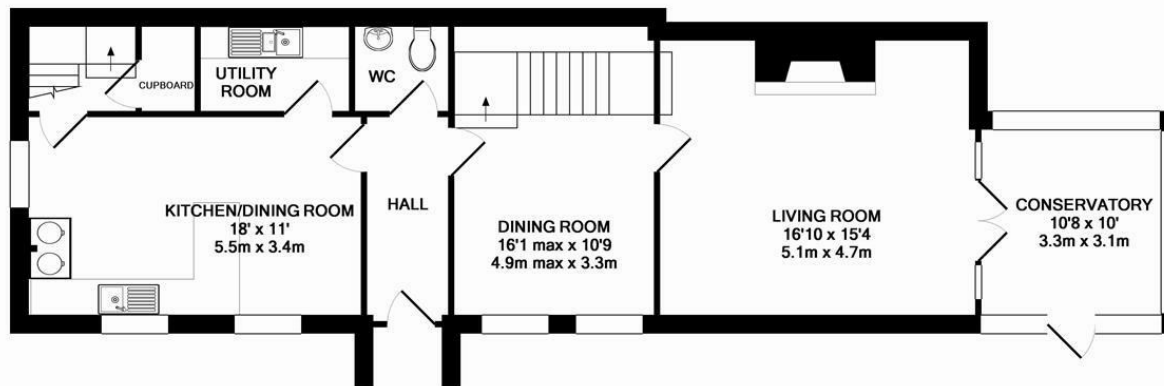
Located just off the A46, Horton is only 4.5 miles to Junction 18 of the M4, providing quick and easy access to Bath and Bristol. The nearby Yate train station (approx. 3 miles away) also provides good transport links to Bristol, Cheltenham and mainline services.



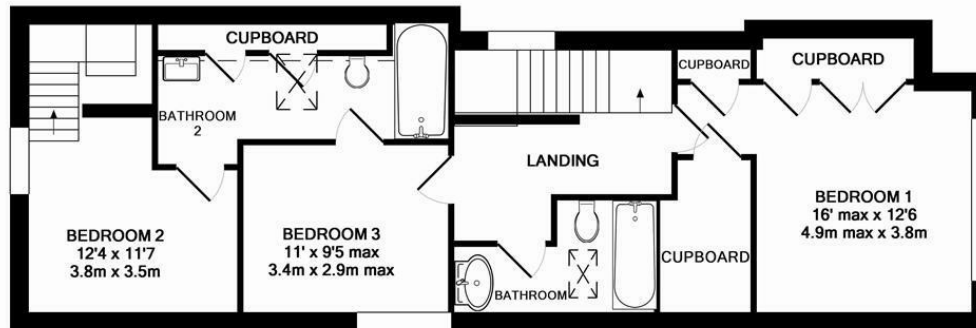








GROUND FLOOR  
APPROX. FLOOR  
AREA 914 SQ.FT.  
(84.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 761 SQ.FT.  
(70.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1675 SQ.FT. (155.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## DIRECTIONS

From A46 towards Chipping Sodbury turn right into Hall Lane (signposted Horton). Follow the road down the hill into Horton and continue right through the village. On leaving the village, take the first right into Mapleridge Lane signposted to Wickwar. Turn immediately right over the cattlegrid into the driveway marked Mapleridge and the cottage is located after the house on the right hand side.

Postcode: BS37 6FD

What3Words:

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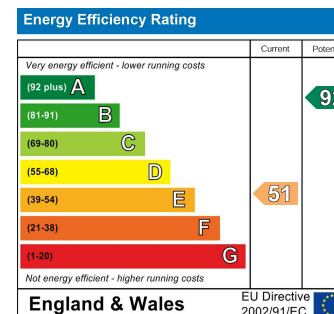
## CONTACT

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## REQUIRED INFORMATION

We understand the property has mains electricity, water, drainage and oil fired central heating. Superfast broadband is available in this area; mobile coverage is classed as good outdoors and variable in-home – please check the Ofcom website for more information. We are not aware of any issues of potential impact including building safety, planning permission or proposed developments, flood risk, and other restrictions.



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