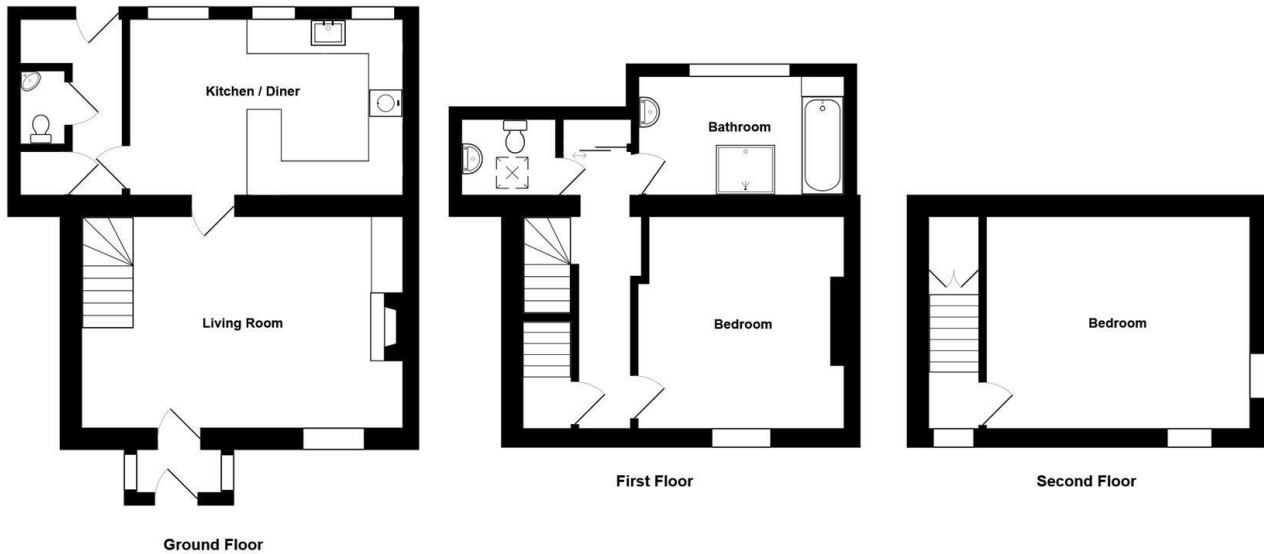


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Total Area: 105.2 m² ... 1132 ft²
All measurements are approximate and for display purposes only.

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.
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DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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Tel: 01225 400400 email: saltford@daviesandway.com

1 Upton Lea Cottages Brewery Hill, Upton Cheyney, BS30 6NB



Offers In Excess Of £450,000

A wonderful Grade II listed semi detached cottage which is set within a very highly desirable village located on the southern edge of The Cotswolds, well positioned between Bristol and Bath.

- Much sought after village community on the Cotswold Way, a short walk from a great pub!
- Well positioned between Bristol (8.5 miles) and Bath (6.4 miles) with good access to M4
- Grade II listed period cottage with character features
- Living room with woodburning stove
- Kitchen/dining room
- Downstairs cloakroom with WC
- 2 double bedrooms and bathroom
- Stunning far reaching views
- Beautiful traditional cottage gardens to front and rear
- Double length garage



1 Upton Lea Cottages Brewery Hill, Upton Cheyney, BS30 6NB

Situated within the highly desirable village of Upton Cheyney, this attractive period property offers a wonderful opportunity to enjoy village living in a picturesque countryside setting. The property combines character, comfort and practicality, creating an ideal home for families, professionals or those seeking a peaceful retreat within easy reach of Bristol and Bath.

The accommodation is thoughtfully arranged, providing bright and well proportioned living spaces designed for modern living. Generous reception areas create excellent entertaining space, while the bedrooms offer comfortable and private accommodation. Outside, the property benefits from attractive gardens and a tranquil setting, allowing residents to fully appreciate the surrounding rural environment.

Enjoying a prime position within this sought after village, the property offers the perfect combination of countryside charm and everyday convenience, making it an exceptional place to call home. Upton Cheyney is one of the area's most sought after rural villages. Designated a Conservation Area, this charming village is renowned for its attractive stone built homes, rolling countryside views, and peaceful semi rural setting, offering a rare balance of country living with excellent accessibility to two of the South West's most vibrant cities. Surrounded by beautiful open countryside and an extensive network of footpaths, bridleways and cycling routes, the village is particularly appealing to those who enjoy an active outdoor lifestyle. The elevated position of the village provides spectacular views across the surrounding landscape towards both Bristol and Bath.

At the heart of the community is the historic village pub, offering a welcoming atmosphere for residents and visitors alike, while nearby Keynsham, Bitton and Bath provide an excellent range of everyday amenities, independent shops, restaurants, schools and leisure facilities.

GROUND FLOOR

PORCH 1.51m x 1.01m (4'11" x 3'3")

Double glazed front door with double glazed windows to either side, creating a bright and welcoming entrance. Radiator, recessed matwell and tiled flooring. Attractive wall light. A multi pane door leads through to the sitting room.

LIVING ROOM 5.75m into alcove x 3.79m (18'10" into alcove x 12'5")

Double glazed sash window to the front aspect with panelled reveals and a charming window seat. Exposed ceiling beams add considerable character, complemented by a wood burning stove set within an oak surround and mantel, with a brick hearth. Built-in shelving to one alcove provides useful display and storage space, while a useful understairs cupboard offers additional storage. Features include a dado rail, wall lights and a radiator. A door leads to the staircase and first floor accommodation.

KITCHEN / DINING ROOM 4.90m x 3.14m (16'0" x 10'3")

A wonderful country style kitchen fitted with a range of wooden floor standing units topped with solid wood work surfaces. A traditional Belfast style sink with mixer tap enhances the timeless appeal, while exposed ceiling beams continue the characterful theme found throughout the property. There are designated spaces for a fridge, freezer and washing machine, together with high level wooden shelving supported by metal brackets, providing flexible storage in keeping with the traditional style. Three double glazed windows overlook the rear garden, filling the room with natural light. Further features include a radiator and dado rail.

INNER HALLWAY

Door leading out to the rear garden. Cupboard housing the Worcester oil fired boiler, together with a further useful storage cupboard. Radiator.

CLOAKROOM 1.46m x 0.73m (4'9" x 2'4")

Fitted with a white suite comprising a low level WC and corner wash hand basin with tiled splashback.

FIRST FLOOR

LANDING

Sash window to the front aspect with panelled reveals, enjoying outstanding rural views. Useful linen cupboard. Staircase rising to the second floor.

BEDROOM 3.82m x 3.88m (12'6" x 12'8")

Sash window to the front aspect with panelled reveals and a charming window seat affording beautiful far reaching rural views. Radiator and wall lights.

CLOAKROOM 1.52m x 1.68m (4'11" x 5'6")

Velux window providing natural light. Fitted with a vanity wash hand basin with mixer tap and a low level WC. Access to useful eaves storage. Ceiling spotlights and radiator.

BATHROOM 2.11m x 3.69m max (6'11" x 12'1" max)

Obscure glazed window to the rear aspect. Fitted with a panelled bath featuring a mixer tap and handheld shower attachment with Aqua panels to the walls. Separate fully tiled shower enclosure with glass door and thermostatic shower. Vanity wash hand basin. Ceiling spotlights and radiator.

SECOND FLOOR

LANDING

Window to the front aspect enjoying further wonderful rural views. Useful over stairs storage cupboard.

BEDROOM 4.80m x 3.40m (15'8" x 11'1")

Sash window to the front aspect, offering far reaching rural views, together with a further window to the side aspect providing additional natural light. Attractive wooden flooring and radiator.

OUTSIDE

This beautiful home enjoys delightful gardens to both the front and rear. The enclosed front garden measures approximately 15.5m (50ft) in depth and 6.5m (21ft) in width and benefits from gated access from Brewery Hill. Enjoying a desirable southerly aspect, this charming cottage style garden is beautifully stocked with a wide variety of mature plants and shrubs, including a stunning wisteria and an apple tree. A paved terrace immediately in front of the cottage provides the perfect setting for relaxing or al fresco dining, while the lawned area offers additional outdoor enjoyment. There is a right of way in favour of the adjoining cottage.

The rear garden also benefits from gated access onto Brewery Hill and is subject to a right of way serving the neighbouring cottage. An outside tap is provided, ideal for gardening enthusiasts. Offering a high degree of privacy, the garden is richly planted with mature trees and shrubs and includes productive raspberry and strawberry patches, together with fig trees. A particularly attractive feature is the traditional stone well with tiled canopy situated at the rear of the garden. A pathway leads through to the garage, while the oil tank is discreetly positioned to the side of the garden.

DETACHED DOUBLE LENGTH GARAGE 9.39m x 3.35m (30'9" x 10'11")

Constructed of stone and tile under a pitched roof, the garage is fitted with an up and over door together with a personal side door providing direct access to the rear garden. Power and lighting are connected.

The garage is approached via double timber gates leading onto a shared driveway, over which the cottage benefits from a right of way for access to the garage.

TENURE

Freehold

COUNCIL TAX

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is E. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION

Local authority. South Gloucestershire

Services. mains water, electricity and drainage. No gas. Oil central heating.

Mobile phone. EE O2 Three Vodafone. All good outdoor coverage. Source Ofcom

Broadband. Super fast 80 mps source Ofcom

The property is located within a coal mining reporting area and a Conservation Area

Tree with a preservation order

Grade II listed

The driveway leading to the garage has a joint responsibility for maintenance with two other properties

