



COUNTRY
PROPERTY



Dean Court
Iron Acton

£895,000



Dean Court, High Street

Iron Acton, BS37 9UH

Magical 4 bedroom family home in three quarter acre stunning gardens. Tucked away behind high stone walls in the heart of this established village, it is a privilege to step inside. The modern detached property has been thoughtfully adapted for ease of accessibility and includes a wonderful, mature garden stretching toward the Meadows.

This hidden gem has light and airy accommodation which includes entrance hall, lounge, kitchen dining room, boot room, utility room 4 bedrooms with master ensuite dressing room and 2 further bathrooms. One of the bedrooms is on the ground floor with shower room and if not required as a bedroom, would make a lovely work from home office with views over the garden. Built in 2000 the property has underfloor heating throughout the ground floor and is being sold with no onward chain. There is a double garage and driveway parking for 3/4 cars behind solid wooden electric gates - access is via the driveway to the adjacent neighbouring property on High Street. The gardens are truly special with mature woodland, a stream meandering though with paths over and wildlife areas, a sanctuary in which to lose yourself for a hour or two.

- Detached Family Home
- Lounge & Kitchen Dining Room
- 4 bedrooms & 3 Bathrooms
- Ground Floor Bedroom & Shower Room
- Boot Room & Utility
- Set Within 0.75 Acre Mature Gardens
- Driveway & Double Garage
- Energy Efficiency Rating F





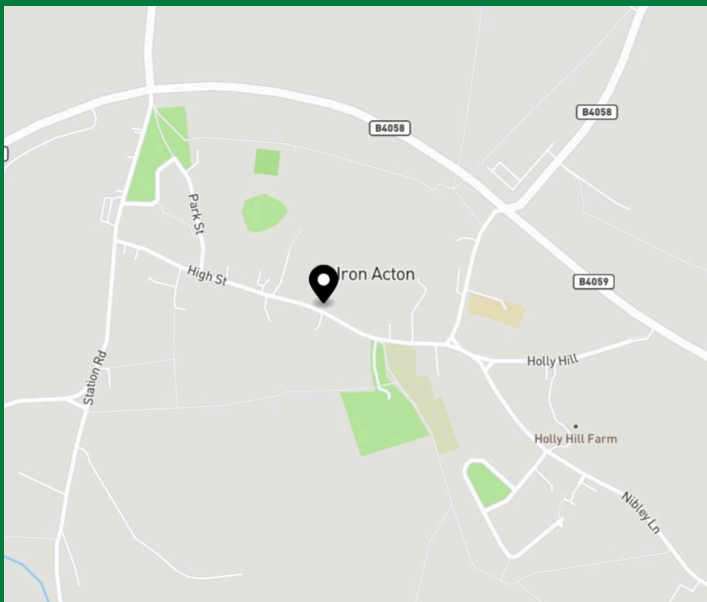
Iron Acton

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.

Spacious 4 bed modern home in secluded village setting. Three quarter acre gardens, underfloor heating, double garage, driveway, flexible layout, accessible, no chain, stunning views, wildlife areas.
Council Tax band: F

Tenure: Freehold

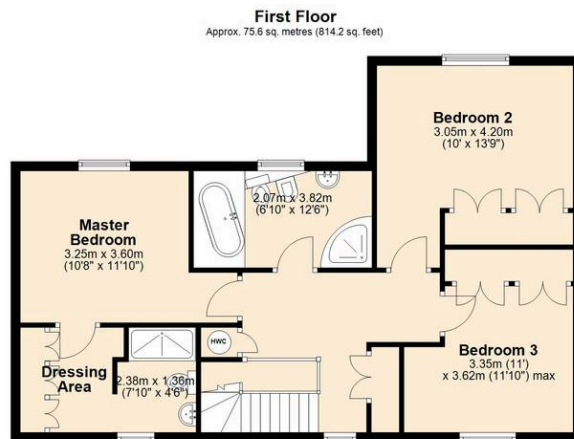
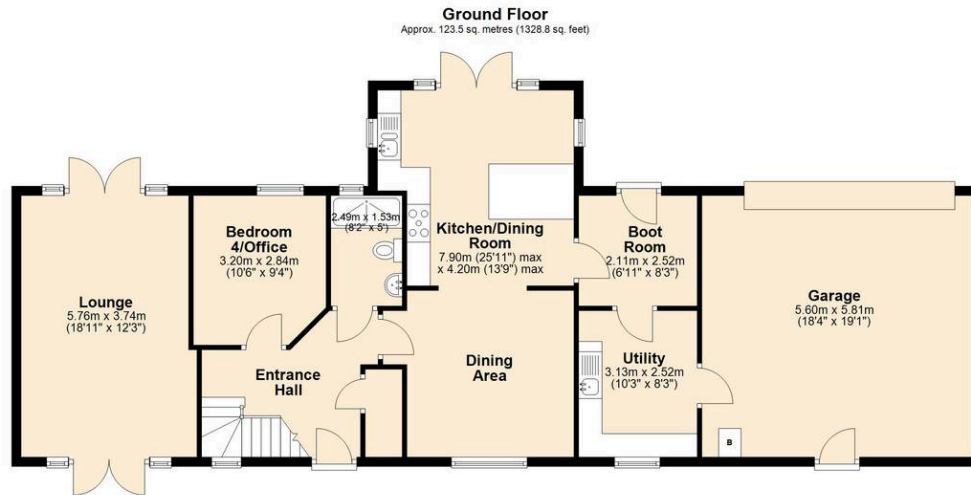
EPC Energy Efficiency Rating: F



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E		
(21-38) F	36	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
<small>EU Directive 2002/91/EC</small>		





Total area: approx. 199.1 sq. metres (2143.0 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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