



**Woodend Road,  
Frampton Cotterell, BS36 2JD**

**PRICE: Asking Price  
£650,000**

## Property Features

- Four Bedrooms
- Three Reception Rooms
- Beautifully Presented Gardens
- Garage & Lots Of Parking
- Period Features
- Popular Village Location
- GSC & Double Glazing
- Detached Home



## Full Description

### Porch

UPVC stable door and double glazed window to front, with shelving and open to family room.

### Family Room

20'6" x 10'2" (6.26 x 3.10)

Two double glazed windows to front, fireplace with tiled hearth and window seats. Bar area, storage cupboard and door to staircase to 1st floor landing.

### Dining Room

20'6" x 8'7" (6.26 x 2.62)

Two double glazed windows to rear, two velux windows to rear, window seating, radiator and built-in hardwood storage and door to;

### Kitchen

19'5" x 9'10" (5.93 x 3.02)

A range of kitchen wall and base units with work surface over, integrated washing machine, integrated dishwasher, space for cooker, space for fridge freezer and a one and a half bowl ceramic sink with mixer tap. Second stainless steel sink with mixer tap, Tiled splashbacks, window seating, radiator, extractor fan and spotlights. Double glazed obscure door to side with double glazed window to rear, two Velux windows to rear, double glazed window and double glazed port hole window to front.

### Living Room

15'6" x 12'1" (4.74 x 3.70)

Double glazed window to front with stone window seat, stone-built fireplace with stone hearth, woodburning stove, exposed wood beams, radiator and doors to;

### Bedroom 1

18'0" 9'4" (5.49 2.87)

Double glazed window to rear and Velux windows. Radiator, storage cupboards with hanging and shelving space, door to;

### Ensuite

With shower cubicle, mains shower, pedestal hand wash basin with mixer tap, heated towel rail, low level WC, extractor fan and stained glass window.

### Lobby

Access to loft housing wall combination boiler doors to;



**Bedroom 2**

9'9" x 9'8" (2.98 x 2.97)

Double glazed window to side and rear, double glazed door to side, double glazed window to rear and radiator.

**Bathroom**

9'8" x 9'6" (2.97 x 2.90)

Double glazed obscure window to front, double glazed window to side, suite comprising of a freestanding bath with mixer tap and shower attachment, low level WC, hand wash basin with mixer tap and shower cubicle with main shower and waterfall shower head. Heated towel rail, radiator and extractor fan and shaver point with light.

**Utility/ Stock Room**

Double glazed window to side, space for freezer and space full tumble dryer.

**Landing**

Double glazed window to front, exposed wood beams and doors to;

**Bedroom 3**

16'0" x 12'5" (4.89 x 3.80)

Double glazed window to front, two Velux windows to rear, two radiators and exposed wood beams.

**Bedroom 4**

11'4" x 11'1" (3.46 x 3.40)

Double glazed window to front, radiator and exposed wood beams.

**Cloak Room**

Suite comprising of a vanity hand wash basin with mixer tap and tiled splashback. Low level WC, over stairs storage cupboard and exposed wood beams.

**Garage**

With double opening doors to the first section, window to side. The second section is an artist workshop with window to side and double glazed window to rear.

**Driveway**

Block paved driveway, parking for many vehicles leading to garage and access to the rear garden.

**Garden**

From the front access is via a wrought iron gate to a flagstone patio area with well and steps leading to rear garden with lighting and mature shrubs and trees.

Summer house with bar, power and light with view over garden.

Flagstone raised seating area with fire pit with mature grapevine.

Beautifully presented garden mainly laid to lawn with lots of features and decking area wand far reaching views.

Workshop area mainly laid to gravel, good size shed and wood stores, outside tap and opening leading back to driveway.

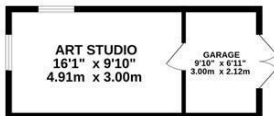
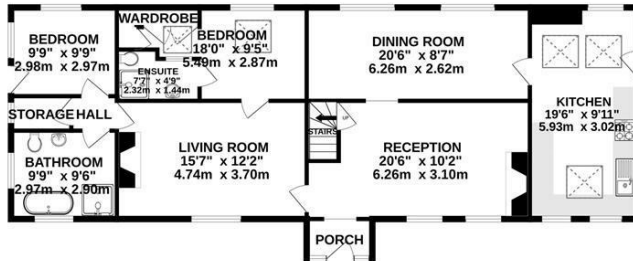
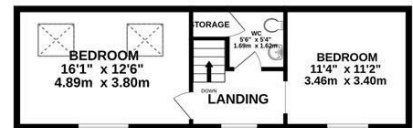
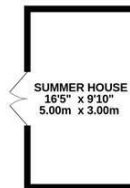


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

GROUND FLOOR  
1503 sq.ft. (139.7 sq.m.) approx.

1ST FLOOR  
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 1896 sq.ft. (176.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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