ESTATE AGENTS • LETTING AGENTS • VALUERS • SURVEYORS

Bennett Jones PARTNERSHIP

Sheiling Cottage Cromhall, Wotton-under-Edge, GL12 8AT

£1,695 Per Month













Immaculately presented and modernised semi-detached cottage in sought after village, no onward chain, tastefully modernised whilst character features retained, driveway and double carport, enclosed garden with good degree of privacy, front and side entrance porch, vaulted ceiling kitchen/diner, utility room, bathroom, office/study, living room, snug, three first floor bedrooms, Woodburner plus open fireplace, Aga with separate oil fired boiler and central heating, Energy Rating: E. Council Tax Band D

01453 544500
31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

bennettjones.co.uk
lettings@bennettjones.co.uk

The Property Ombudsman
propertymark

Sheiling Cottage Cromhall, Wotton-under-Edge, GL12 8AT

SITUATION
This beautiful cottage is situated on the edge of this sought after village and is within walking distance of the local village shop. Cromhall is a highly desirable village located in South Gloucestershire and is within three miles of the A38 and junction 14 of the M5 motorway. Cromhall has a primary school and further primary and secondary schooling is within easy reach. Further facilities include St. Andrew's Parish Church and Village Hall.

DIRECTIONS
If travelling via the M5 motorway, take the exit at junction 14 and continue in an easterly direction on the B4509. After approximately two miles take the right hand turning onto Tortworth Road and proceed for approximately one and half miles and at the next T junction take the right hand turning to continue on Tortworth Road, continue a further 200 metres and at the T junction take the right hand turn to join the B4058. Continue approximately one mile and after the turning on the left for 'Heath End Cottages', access to the driveway will be shortly on the left hand side leading to the carport. Access to the property is through the wooden gate into the garden. Pedestrian access is further down the road and is through wooden gate.

THE ACCOMMODATION
(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

ENTRANCE HALLWAY
Composite front door with double glazed panel, double glazed window to side and tiled floor.

OFFICE/STUDY 2.80 x 2.45 (9'2" x 8'0")
Fitted desk and storage, inset ceiling spotlights, under stair storage cupboard, radiator and tiled floor.

LIVING ROOM 4.87 narrowing to 4.49 x 3.05 (16'0" narrowing to 14'9" x 10'0")
Two double glazed windows to side, radiator, open fireplace.

SNUG 3.13 narrowing to 2.73 x 2.74 (10'3" narrowing to 8'11" x 9'0")
Two double glazed windows to side, one double glazed window to front, bespoke media wall with shelving, fireplace with woodburner and radiator.

ON THE UPPER GROUND FLOOR

SIDE ENTRANCE PORCH
With steel stable door and double glazed panel to side, tiled floor, further double glazed door to:

KITCHEN/DINER 4.78 x 4.43 (15'8" x 14'6")
Vaulted ceiling, fitted kitchen with base units and open shelves, roll top laminate work surface over, bespoke bench seat with under seat storage, oil fired Aga, electric oven, electric hob with hood over, integrated dishwasher, integrated under counter freezer, space for tall standing fridge, ceramic one and half bowl sink plus drainer, double glazed window to side and front, radiator, tiled floor and splashback, newly installed freestanding column radiator, stairs to first floor, door to:

UTILITY ROOM 3.24 x 1.83 (10'8" x 6'0")
Bespoke built-in storage with larder unit which housing washing machine, floor to ceiling cupboard housing boiler, ceramic one and half bowl sink plus drainer, radiator, double glazed window to side, tiled floor and splashback, door to bedroom three, further door to:

BATHROOM
Bath with shower off tap, separate shower cubicle with mixer, wash hand basin with pedestal, low level WC, inset ceiling spotlights, radiator, double glazed window to side.

ON THE FIRST FLOOR

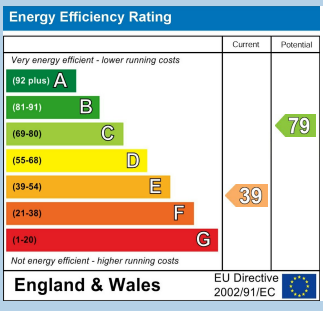
BEDROOM ONE 3.76 narrowing to 3.64 x 3.10 (max) (12'4" narrowing to 11'11" x 10'2" (max))
Vaulted ceiling with two double glazed Velux windows, further double glazed window to side, built in wardrobe, radiator, door to:

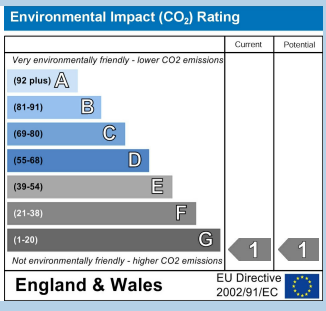
BEDROOM THREE 2.79 max over stairs x 2.76 max over stairs (9'2" max over stairs x 9'1" max over stairs)
Double glazed window to side, radiator, feature fireplace, stairs to utility room, built in wardrobes.

BEDROOM TWO 3.10 (max) x 3.05 (max) (10'2" (max) x 10'0" (max))
Double glazed window to side, radiator.

EXTERNALLY
To the front of the property there is a wooden gate leading to passageway with access to front door and further pathway leading to side porch and steps to garden. The garden is laid to lawn with stone gravel areas with mosaic tiling and seating section. The rear garden is enclosed by hedging and stone walling. There is a wooden gate leading to large wooden storage shed and DOUBLE CAR PORT providing parking for multiple cars having concrete driveway leading to road.

AGENTS NOTE
Available Date: 7th November 2026
Managed by Agency
Holding Deposit: £391.00
Tenancy Deposit: £1955.00
Council Tax Band: D
Energy Rating: E
Minimum Annual Income Requirement: ££50,850
Unfurnished
Utilities: Oil, Electric, Water and Sewerage are connected.
Standard Meters
Broadband: Fibre to the Cabinet
For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information





MISREPRESENTATION ACT 1967. Messrs. Bennett Jones for themselves and for the Vendors of this property whose agents they are, give notice that: All statements contained in their particulars as to this property are made without responsibility on the part of the Agents or Vendors. None of the statements contained in their particulars as to this property is to be relied on as a statement or representation of fact. Any intending purchasers must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendors do not make or give and neither the Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.