



COUNTRY
PROPERTY



Jasmine Cottage
Pucklechurch

£775,000



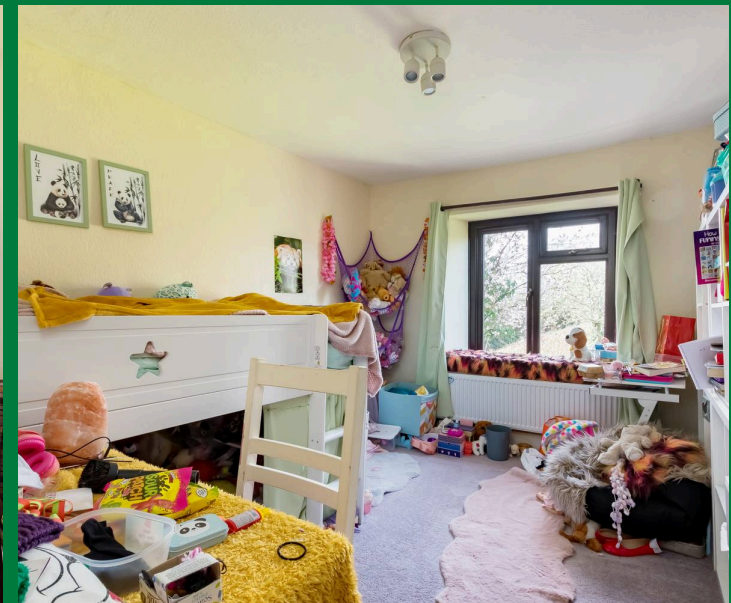
Jasmine Cottage, Feltham Road

Pucklechurch, BS16 9SH

Individual detached 5 bedroom cottage in about an acre and bordering open countryside, on the outskirts of this ever popular village. A lovely character home, future proofed by excellent eco credentials such as air source heating and solar power.

Something a bit special, Jasmine Cottage offers flexible accommodation within, and plenty of space outside to enjoy. On the doorstep of the countryside and yet close enough to the amenities of the village nearby, commuter links are nearby at M4 junction 18. Spacious accommodation includes porch, sitting room, lounge, kitchen dining room, utility and storage rooms, cloakroom, 5 bedrooms, 2 shower rooms and separate toilet. Outside has much to offer:- a 4 car garage, driveway parking for 6 plus cars with double gated access from the road, a mix of formal garden areas, play area, wildlife areas, vegetable plots and orchard.

- Detached Cottage
- Sitting Room & Lounge
- Kitchen Dining Room
- 5 Bedrooms & 2 Bathrooms
- In About An Acre
- 4 Car Garage & Parking
- Air Source Heating & Solar
- Energy Efficiency Rating C





Pucklechurch

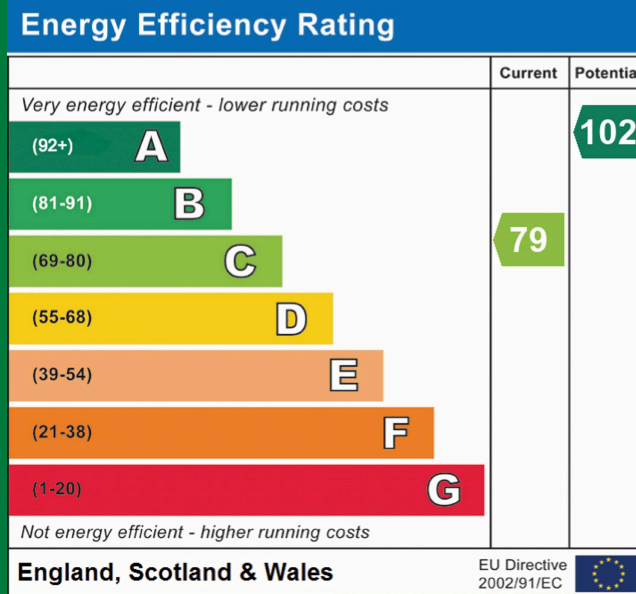
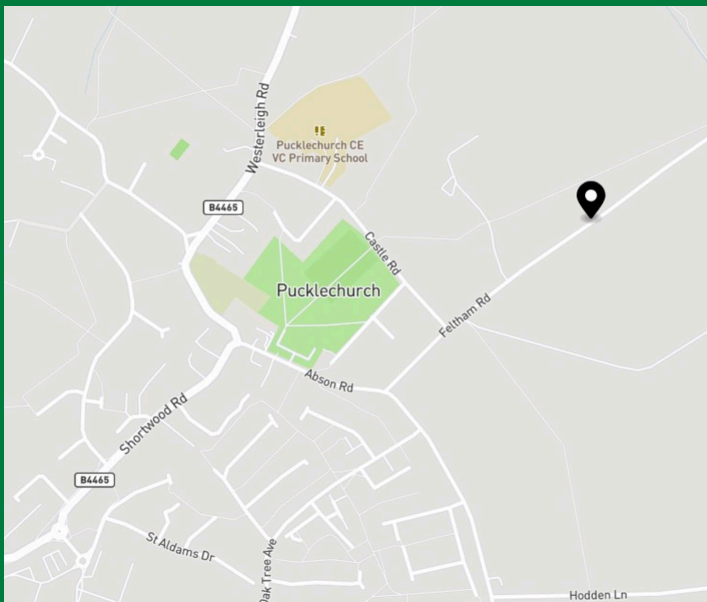
Pucklechurch is an established country village where you'll find local stores, a bakery and deli, hairdresser, 2 pubs, primary school, historic church and other facilities. Sainsburys is under 3 miles at Emersons Green. Excellent 'commutability' via easy access to the A4174 North Bristol Ring Road - about 2 miles, Lyde Green Park & Ride/Metro, A46 about 3 miles, M4 J18 at Tormarton. Bristol, Bath, Yate, M4 corridor.

Detached 5 bed cottage on 1 acre with eco features, flexible living, 4 car garage, large garden, village amenities and M4 access nearby. Includes porch, 2 receptions, kitchen diner, utility and more.

Council Tax band: F

Tenure: Freehold

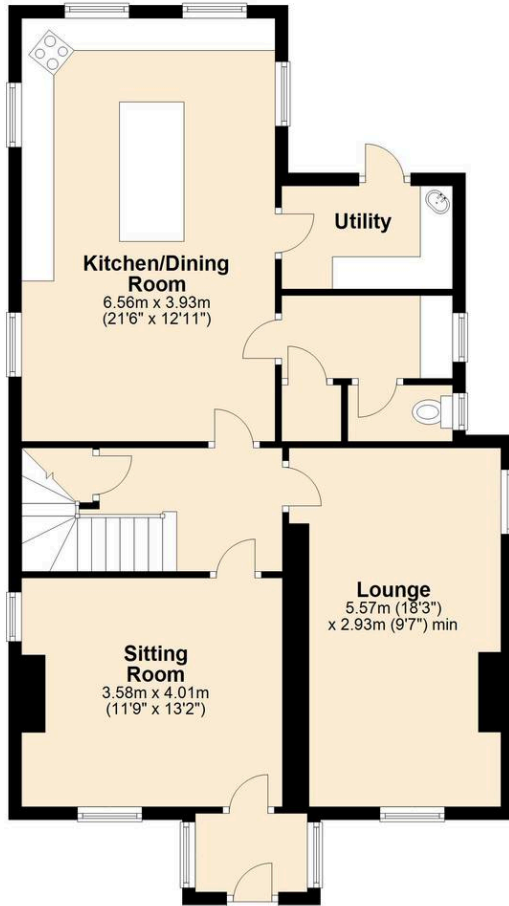
EPC Energy Efficiency Rating: C





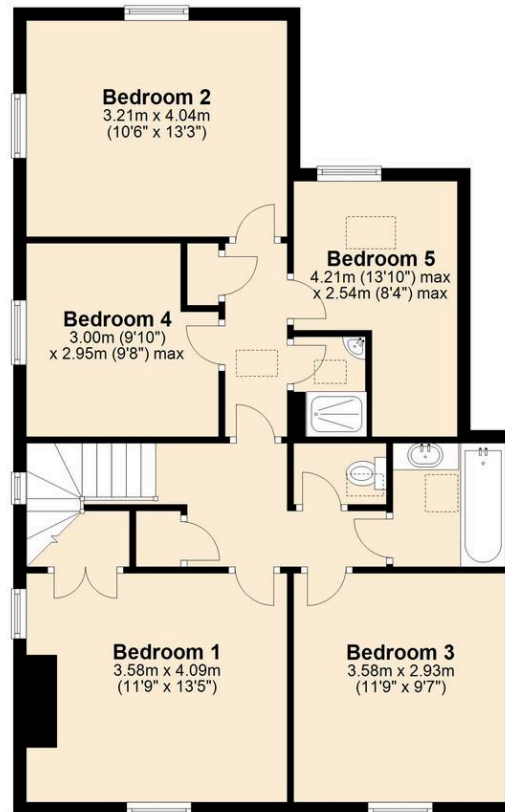
Ground Floor

Approx. 81.0 sq. metres (871.7 sq. feet)



First Floor

Approx. 78.6 sq. metres (845.5 sq. feet)



Total area: approx. 159.5 sq. metres (1717.3 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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