



Warren Cottage Station Road, BS48 1UA

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## Warren Cottage Station Road, BS48 1UA

OFFERS INVITED BETWEEN £1,275,000 & £1,350,000 - A stunning and spacious (circa 3,368 sq ft) 5 bedroom detached family home offered for sale in superb condition, with a well proportioned landscaped west facing garden, garaging and plenty of off street parking, a beautifully appointed and particularly large/kitchen/living/dining space, excellent eco-credentials (air source heat pump and solar) and good local schooling, all set on a quiet road within the ever popular commuter village of Flax Bourton, only a few miles south of Bristol.



5



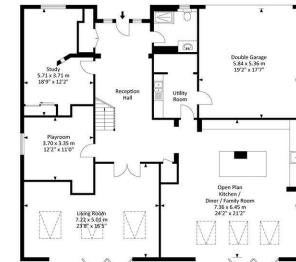
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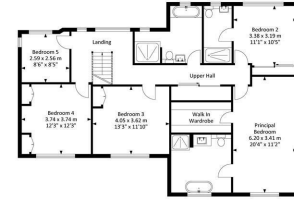
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**Warren Cottage,  
Flax Bourton BS48**  
Approx. Gross Internal Area  
3368.02 Sq.Ft - 312.90 Sq.M



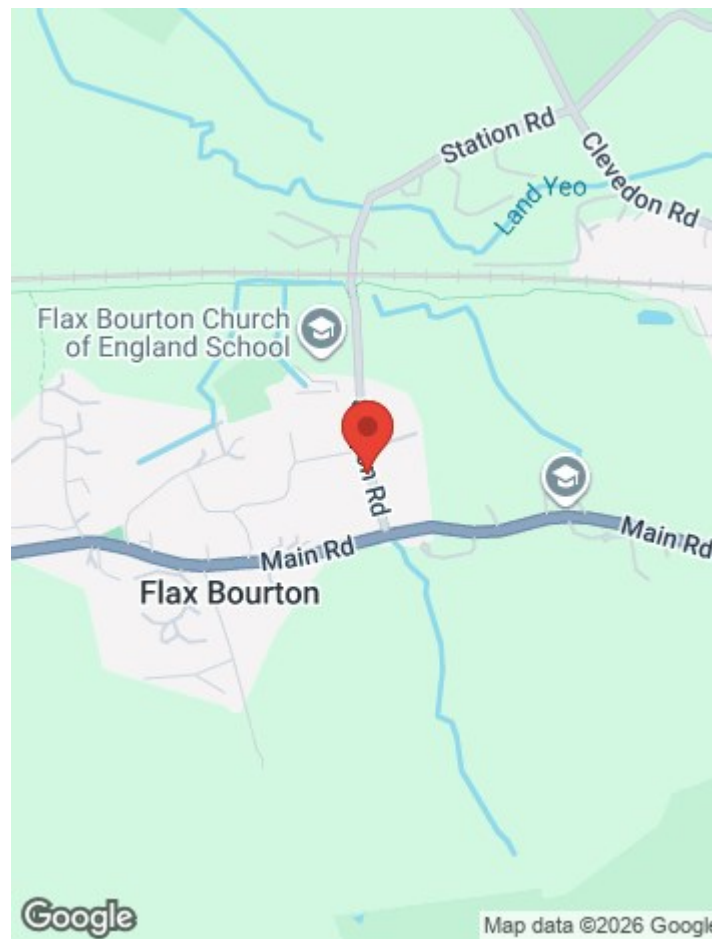
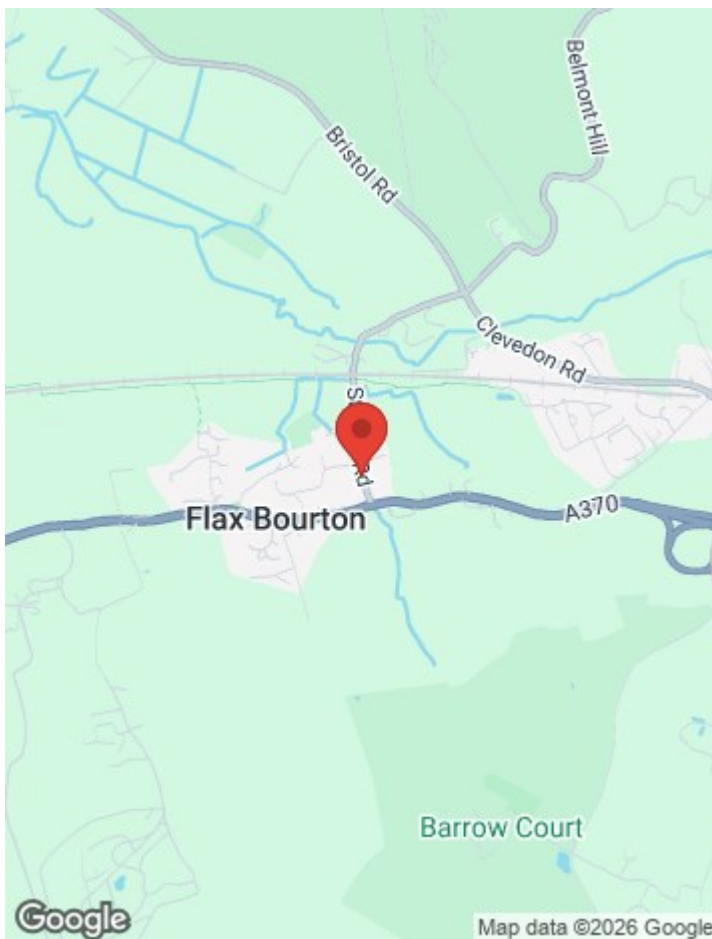
Ground Floor



First Floor

For illustrative purposes only. Not to scale.  
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.





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			
		76	82
England & Wales		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			
England & Wales		EU Directive 2002/91/EC	

## OTHER INFORMATION



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## IMPORTANT NOTE

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