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

Price Guide  
**£415,000**



IMMACULATELY PRESENTED AND MODERNISED SEMI-DETACHED COTTAGE IN SOUGHT AFTER VILLAGE, 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

**01453 544500**

31 Parsonage Street, Dursley  
Gloucestershire, GL11 4BW

**bennettjones.co.uk**

sales@bennettjones.co.uk



# 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, Village Hall and a traditional country pub.

## 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.

## DESCRIPTION

This property has been lovingly restored over previous years yet many character features have been retained in creating this modernised characterful cottage in this sought after location of Cromhall. The current owners have decorated the property throughout, created an office/study area with built in storage, updated flooring and replaced the carport roof. The property is accessible via foot to the front of the property which has access to front door and further passageway leading to side porch and garden. Internally, the property briefly comprises: entrance hallway, office/study, living room, snug. On the upper ground floor, there is a side entrance porch leading to kitchen/diner with vaulted ceiling, utility room and bathroom. On the first floor there are three bedrooms with the entire second floor having recently restored wooden floors. Externally, there is a lawned garden offering a good degree of privacy, stone gravel sections with seating areas and pathway leading to driveway. The rear garden is enclosed by hedging and stone walling. The concrete driveway leads to double carport where a good size wooden storage shed is located. This property must be seen to be fully appreciated and we recommend a viewing at your earliest opportunity.

## 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

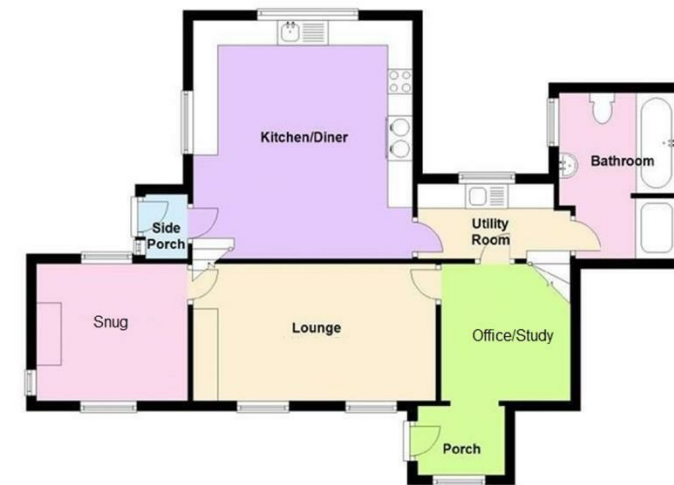
Tenure: Freehold  
Mains water, electricity and drainage are connected. There is a water meter.  
Oil fired central heating.  
Council Tax Band: D  
Broadband: Fibre to the Cabinet  
For mobile signal and wireless broadband: Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for more information

## FINANCIAL SERVICES

We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.

## VIEWING

By appointment with the owner's sole agents as over.



Total area: approx. 101.3 sq. metres (1090.0 sq. feet)

For Illustrative Purposes Only. Not to Scale  
Plan produced using PlanUp.

