



COUNTRY
PROPERTY



5 Engine Common Lane

Yate

£830,000



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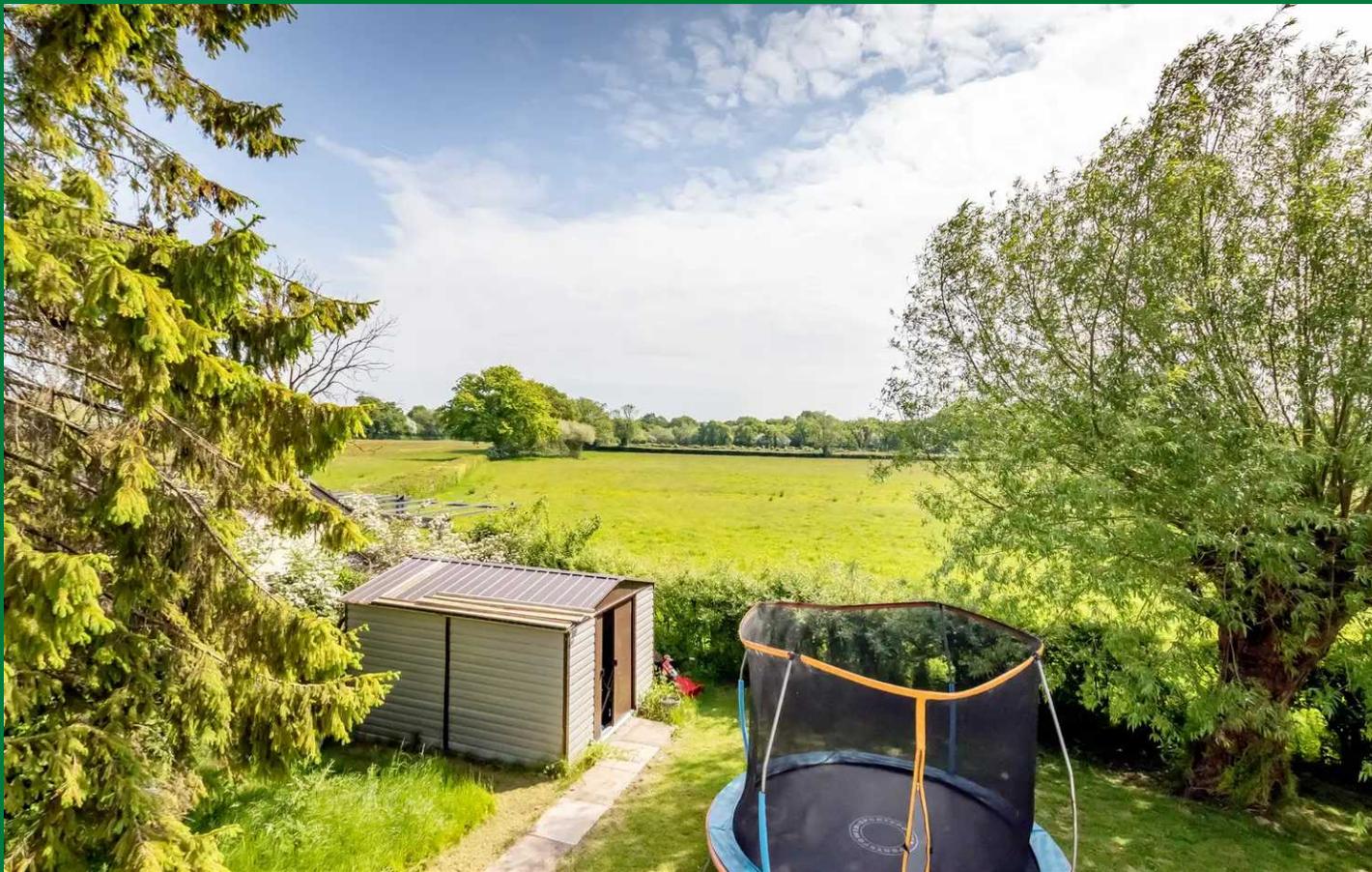
Yate, BS37 7PU

This wonderful 4 bedroom family home is positioned in about one-third acre lawned gardens with countryside views behind, finished to a very high standard, it must be one of the most meticulous renovation and extension projects we've seen for some time.

Located in Engine Common Lane, a short distance to Yate and the historic market town of Chipping Sodbury, this property requires no work as it's been fully renovated and very tastefully decorated throughout. The accommodation includes entrance hall, utility/cloakroom, snug, study, impressive open plan kitchen into lounge diner with bi-folding doors that lead out onto the garden, 4 bedrooms with master ensuite and walk-in dressing room plus a family bathroom. Outside is driveway parking for 3+ cars, planning permission still valid for double garage and all set within the generous garden.

- Detached House
- Open Plan Kitchen Family Room
- Snug & Study
- 4 Bedrooms & 2 Bathrooms
- In About .30 Acre
- Utility/Cloakroom
- Countryside Views
- Energy Efficiency Band D





Engine Common

Engine Common is a rural hamlet in the leafy outskirts just North of Yate Town, accessed off North Road. The Fox and The Codrington Arms pub restaurants are under 10 minutes' walk from the property, with Yate shops about 7 minutes drive, or Tesco Express at Brimsham Park under 5 minutes drive, Waitrose and Chipping Sodbury shops 10 minutes. The sought after Brimsham Green school is a 5 minute walk from the property. The the Cotswolds. M4 J18 Tormarton 15 minutes' drive, M5 J14 Falfield 15 minutes.

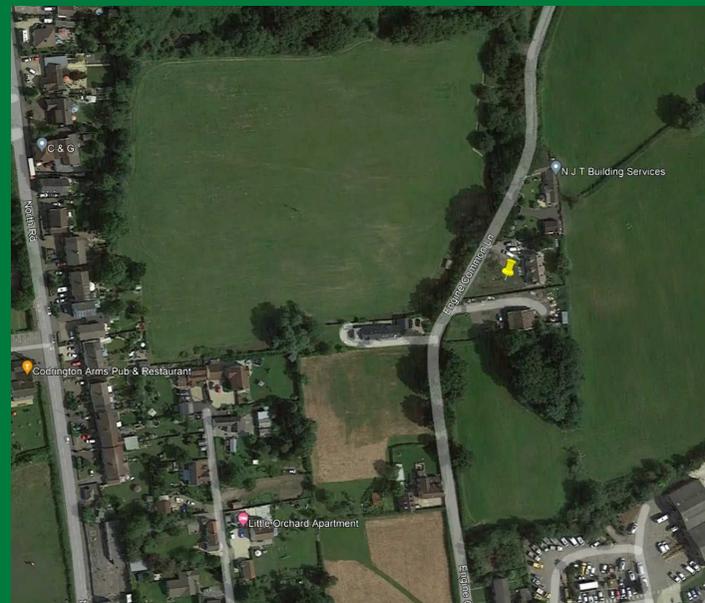
This wonderful 4 bedroom family home is positioned in about one-third acre lawned gardens with countryside views behind, finished to a very high standard, it must be one of the most meticulous renovation and extension projects we've seen for some time. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92+)	A			(92+)	A		
(81-91)	B			(81-91)	B		
(69-80)	C			(69-80)	C		
(55-68)	D	64	74	(55-68)	D	67	77
(39-54)	E			(39-54)	E		
(21-38)	F			(21-38)	F		
(1-20)	G			(1-20)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC		England, Scotland & Wales		EU Directive 2002/91/EC	





This does not include any measurements or dimensions that may be required for building regulations.

Ground Floor

Approx. 97.4 sq. metres (1048.7 sq. feet)



First Floor

Approx. 76.4 sq. metres (822.8 sq. feet)



Total area: approx. 173.9 sq. metres (1871.5 sq. feet)

Sketch plan for illustrative purposes only
Plan produced using PlanUp.

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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