



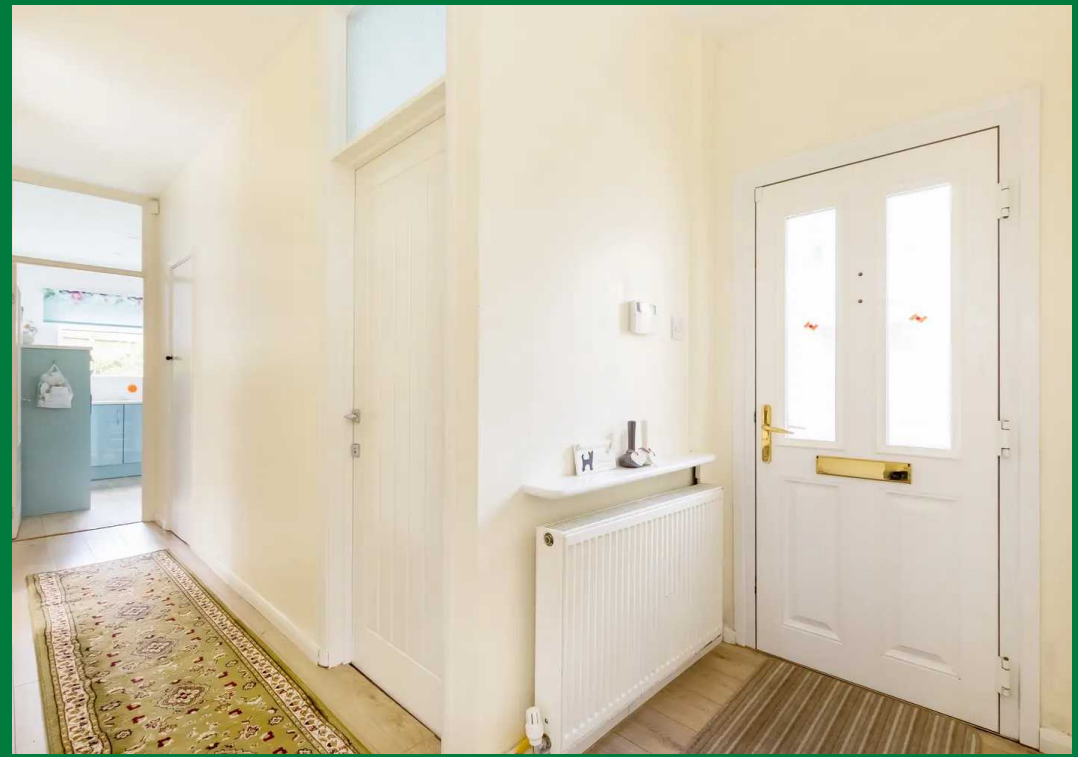
COUNTRY
PROPERTY



Ohmagen

Burton

£485,000

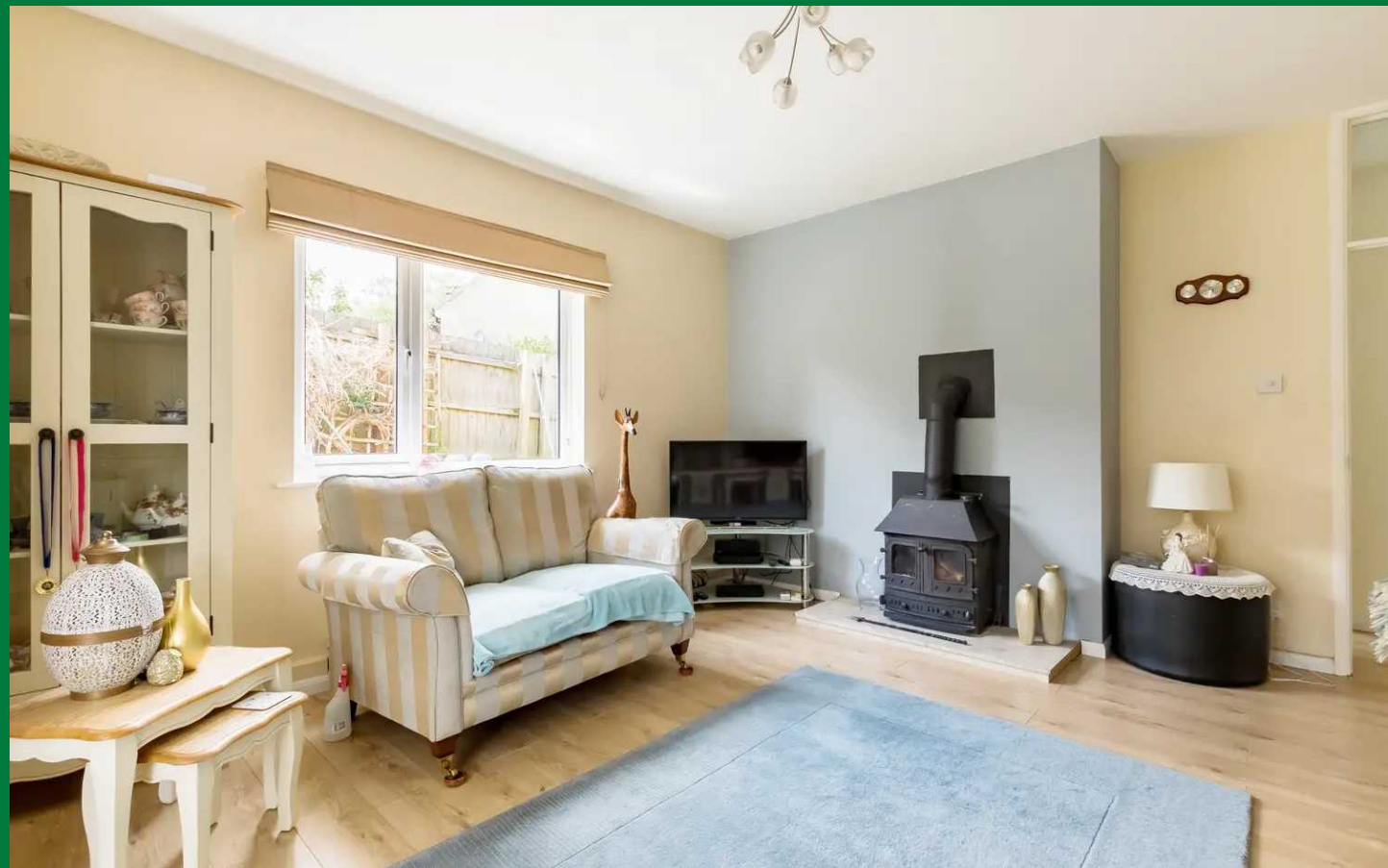


Ohmagen, Nettleton Road

Burton, SN14 7LR

Beautifully light and modern accommodation within comprises: entrance hall, lounge, conservatory which is currently used as a dining room and has a solid roof, high specification kitchen with plenty of storage and a walk in pantry, utility room, cloakroom, three bedrooms all on the ground floor plus a generous shower room. From the second bedroom, a staircase rises to the loft room, a flexible and very useful space. Most of the property is hidden from the lane that passes the front of the property yet it sits well within its grounds, and the well stocked and maintained garden is a wonderful place to sit and enjoy the summer sun. There is ample driveway parking for 2/3 cars, in front of the double garage.

- Detached Bungalow
- Village Location
- 3 Bedrooms & Bathroom
- Lounge & Conservatory
- Kitchen & Utility
- Double Garage & Driveway
- Vendors Suited
- Energy Efficiency Band D





Burton

Burton is a small village in the Cotswolds Area of Outstanding Natural Beauty. It is about 6 miles from the market town of Chippenham and 8 miles from Bath. The property is situated just South of the M4 about 5 miles from both J17 and J18. There are good leisure and recreational facilities in the area including a popular Farm Shop/Cafe and The Old House at Home public house are close by.

An individual detached bungalow located in the heart of the country village of Burton near Badminton. Vendors suited.

Council Tax band: E

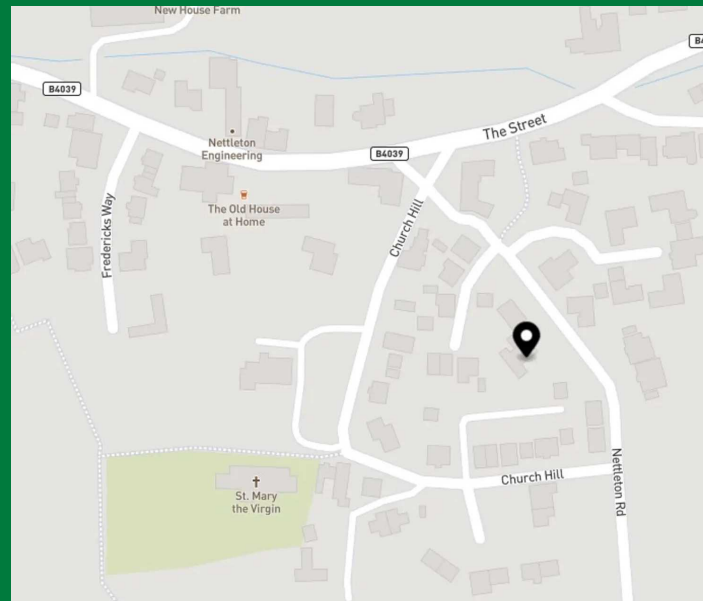
Tenure: Freehold

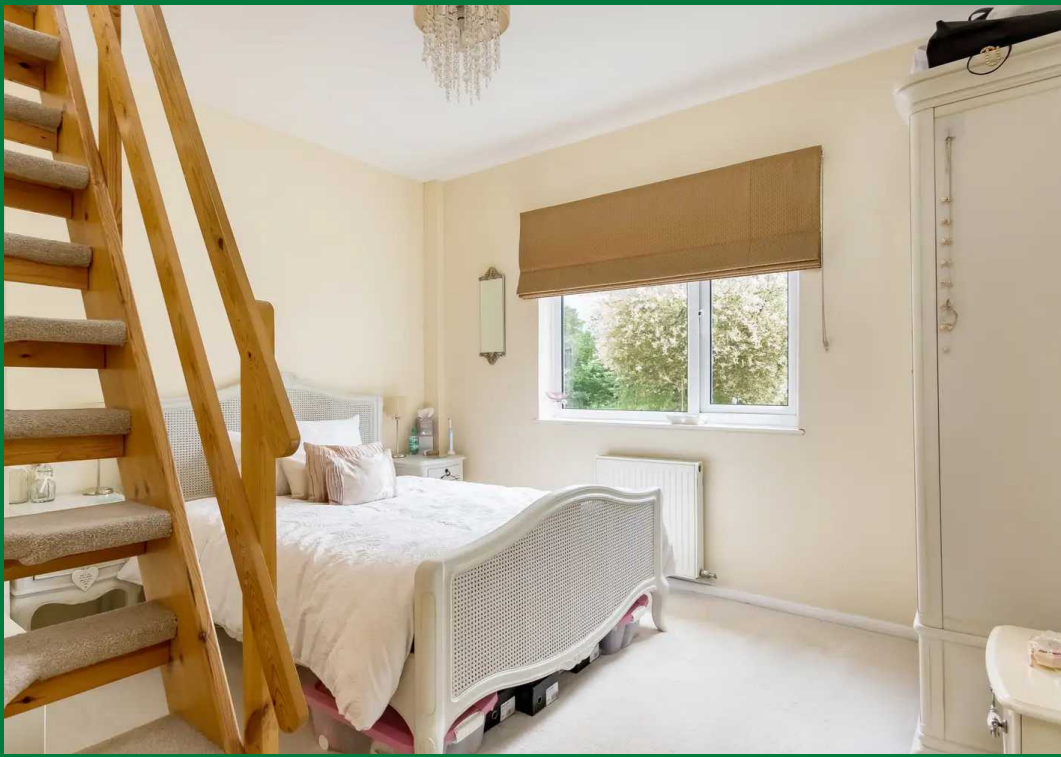
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

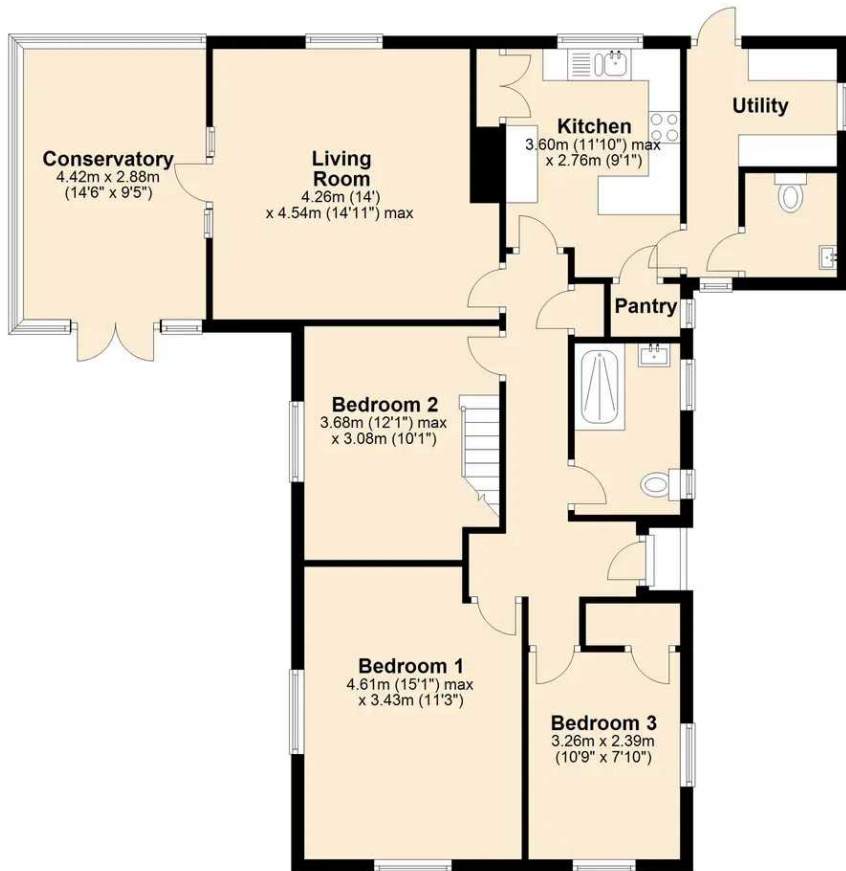
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	49	67
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	





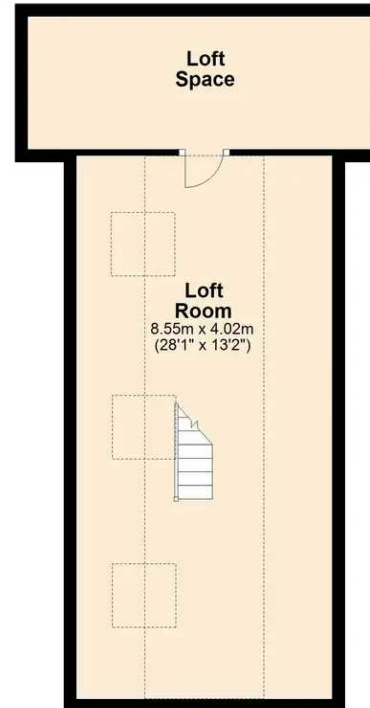
You can include any measurements, floorplans or distances that you want in your particulars.

Ground Floor



Sketch plan for illustrative purposes only
Plan produced using PlanUp.

First Floor



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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