



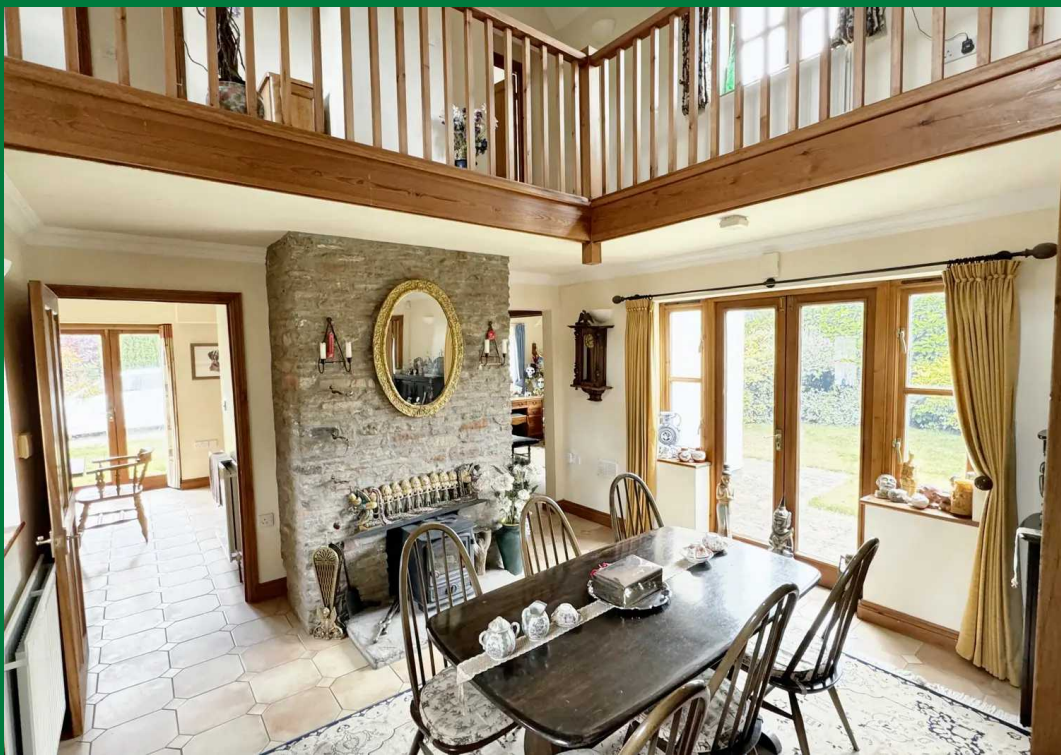
**COUNTRY**  
PROPERTY



## Sunnyside Well

Iron Acton

Guide Price £750,000



# Sunnyside Well Chaingate Lane

Iron Acton, BS37 9XN

Nestled in a countryside location, yet a short journey from Chipping Sodbury and Yate amenities, this generous 4 bedroom detached house offers flexible accommodation. Centering around an impressive galleried hall (complete with log burner), it boasts 3 reception rooms, a kitchen breakfast room, and a separate utility - combining practicality with style. Shortly after its construction in 2003, the property was short listed as a building of Local Architectural Interest, and "making a significant contribution towards the character and distinctiveness of the locality".

This family home also features 4 spacious bedrooms and 3 bathrooms, providing ample space for comfortable modern living. Sitting within its own plot of approximately 0.16 acres, you are bounded by flower borders, mature trees, and shrubs that help to create a tranquil and private setting. Additionally there is a garage with driveway parking in front for 2/3 cars. Offered for sale with no onward chain.

- Detached Family Home
- 3 Reception Rooms
- Kitchen Breakfast Room & Utility
- 4 Bedrooms & 3 Bathrooms
- In About 0.16 Acre
- Single Garage & Driveway Parking
- Energy Efficiency Rating E





## Location:

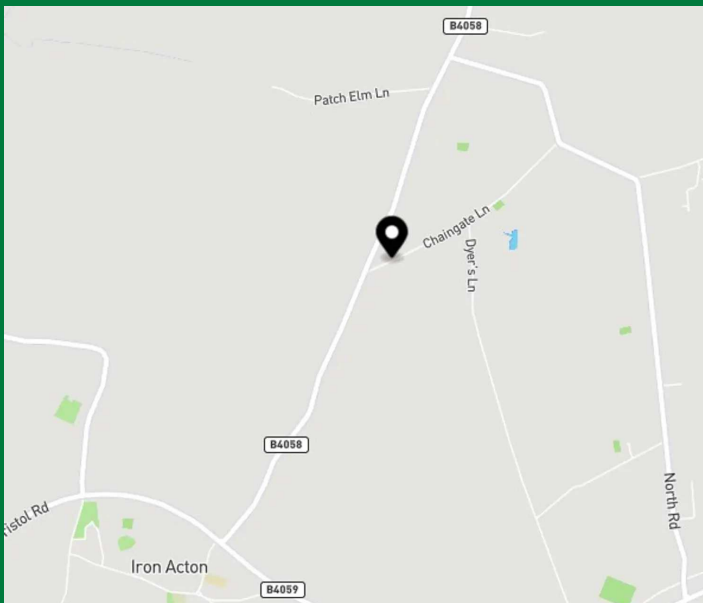
### Iron Acton

Iron Acton is a Conservation Village surrounded by Green Belt now by-passed by the B4059. It is a very popular and well regarded village of some historical interest with two village pub restaurants, Church, village hall and a friendly community atmosphere. There is also a very well respected Infants and Junior school in the village. Iron Acton is a few miles from Winterbourne, Yate, Chipping Sodbury, Yate and the M4 and M5 motorways at Almondsbury and Tormarton. Bristol Parkway and Yate rail terminals are 15 and 10 minutes drive away.


Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E



## Energy Efficiency Rating

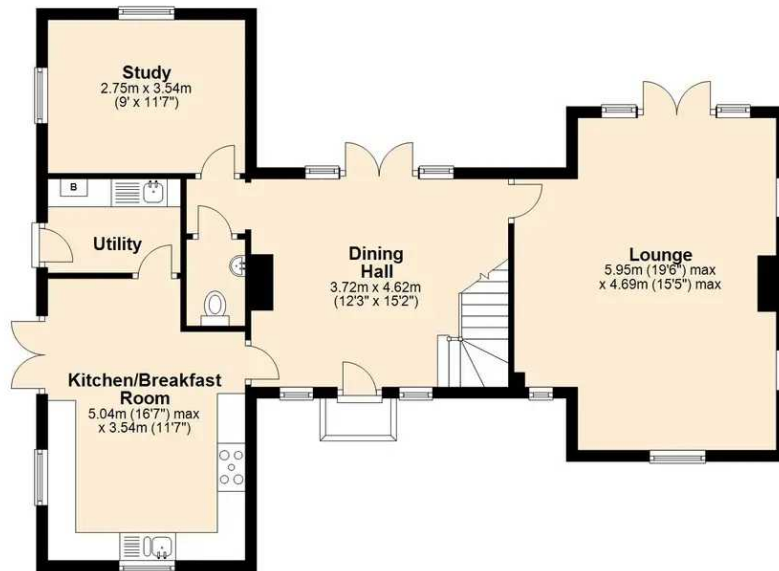
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		
		EU Directive 2002/91/EC 



You can include any measurements, photos or materials that you want to include in your advertisement.

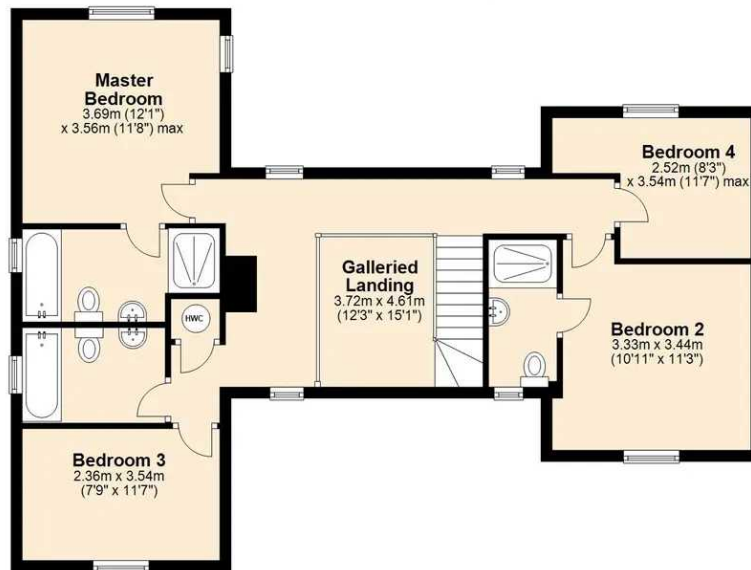
### Ground Floor

Approx. 77.5 sq. metres (834.3 sq. feet)



### First Floor

Approx. 77.5 sq. metres (834.3 sq. feet)



Total area: approx. 155.0 sq. metres (1668.6 sq. feet)

Sketch plan for illustrative purposes only  
Plan produced using PlanUp.

Sunnyside Well, Iron Acton

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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