



**COUNTRY**  
PROPERTY

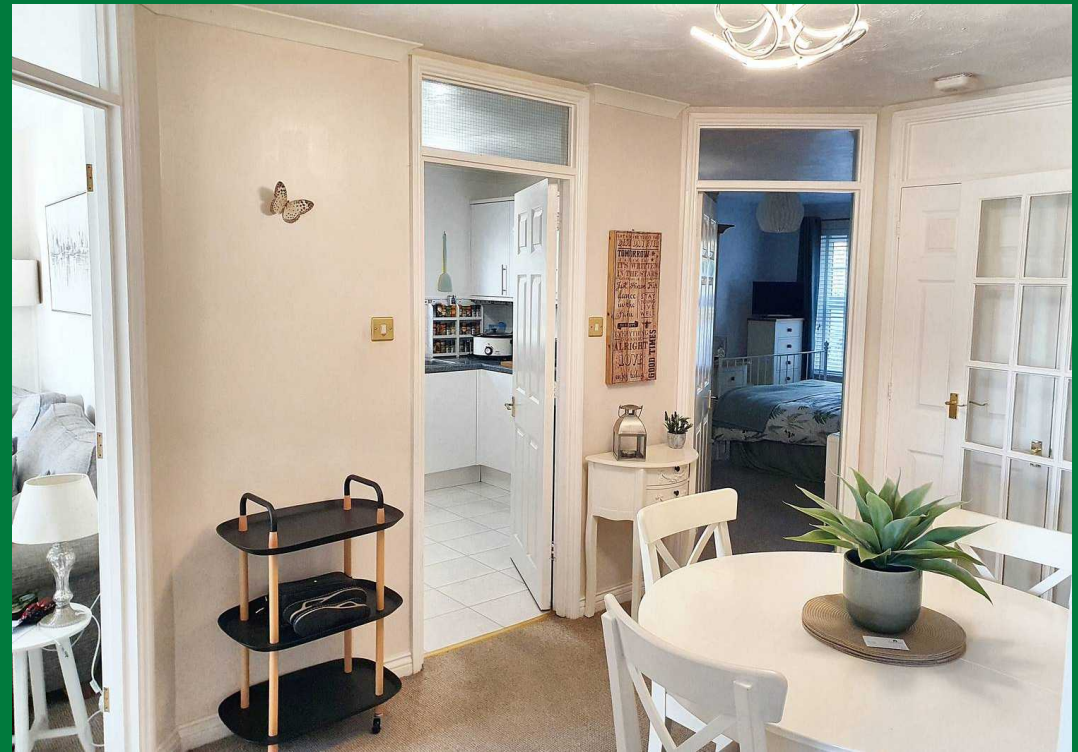


**7 Rockwood House, Gravel Hill Road**

Yate, Bristol

**£249,950**







# 7 Rockwood House

Gravel Hill Road, Yate, Bristol, BS37 7BW

Tidy Ground floor apartment, complete with 'owned' garden area that faces West - located in the grounds of the former stately home of Rockwood House. The nicely presented accommodation comprises a sunny lounge, 2 bedrooms, dining room, kitchen, and shower room.

Around the time of the conversion of the former stately home of Rockwood House in 1990, several purpose-built wings were constructed in the grounds, of which this flat forms part of one. The owner will benefit from the use of spacious communal gardens surrounding the property (extending to around 2 acres), with numerous occasional seating areas and lawned space to enjoy, and allotment area. This particular flat is unusual because it enjoys its own private patio garden outside the French doors leading from the lounge, and has level access in and out. The bathroom was replaced with a nice walk-in shower. Convenient for easy walking distance to local shops, a Tesco Metro, pub and take-away. Equidistant 5-7 minute drive from either Chipping Sodbury or Yate.

- Ground Floor Flat
- Westerly 'Owned' Patio Garden
- Modern Kitchen and Bathroom
- 2 Acres Communal Gardens
- Single Garage and Parking
- Wheelchair Accessible
- Energy Efficiency Band C
- Walk to Shops and Pub







## Location

The property is located equidistant from Yate and Chipping Sodbury. From the property, Chipping Sodbury is a 5 minute drive, with its Waitrose, pubs and restaurants and vibrant local community. Yate is about 7 minutes drive with larger supermarkets (Tesco, M&S food), cinema and Yate Shopping Centre. Tesco Metro and pub in Brimsham Park are a 10 minute walk or a 2 minute drive from the property, which is located on a quiet lane now largely bypassed by Peg Hill and the Wickwar Road. Convenient access to M5 J14 at Falfield, or M4 J18 at Tormarton, Yate and Bristol Parkway rail terminals to London, Manchester and further. There is also a good choice of primary and secondary schools nearby.

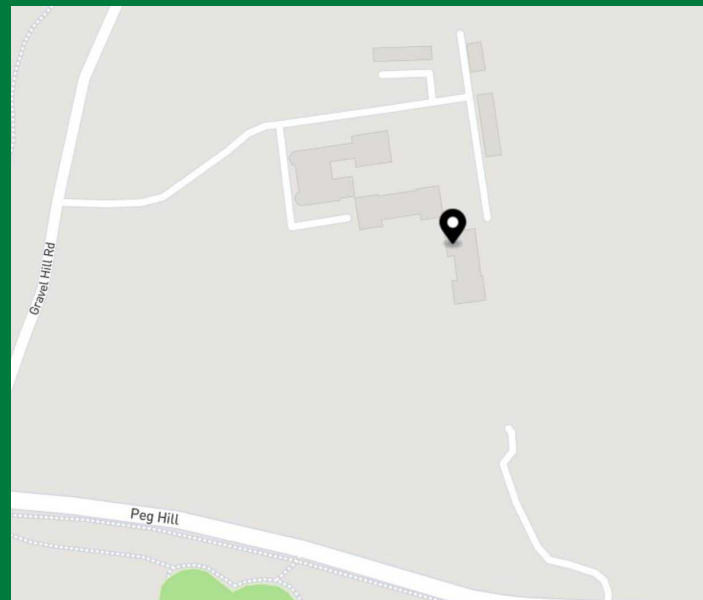
Council Tax band: B

Tenure: Leasehold, 125 years from 1990 = 91 years remaining, £219 pcm management charge

EPC Energy Efficiency Rating: C

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



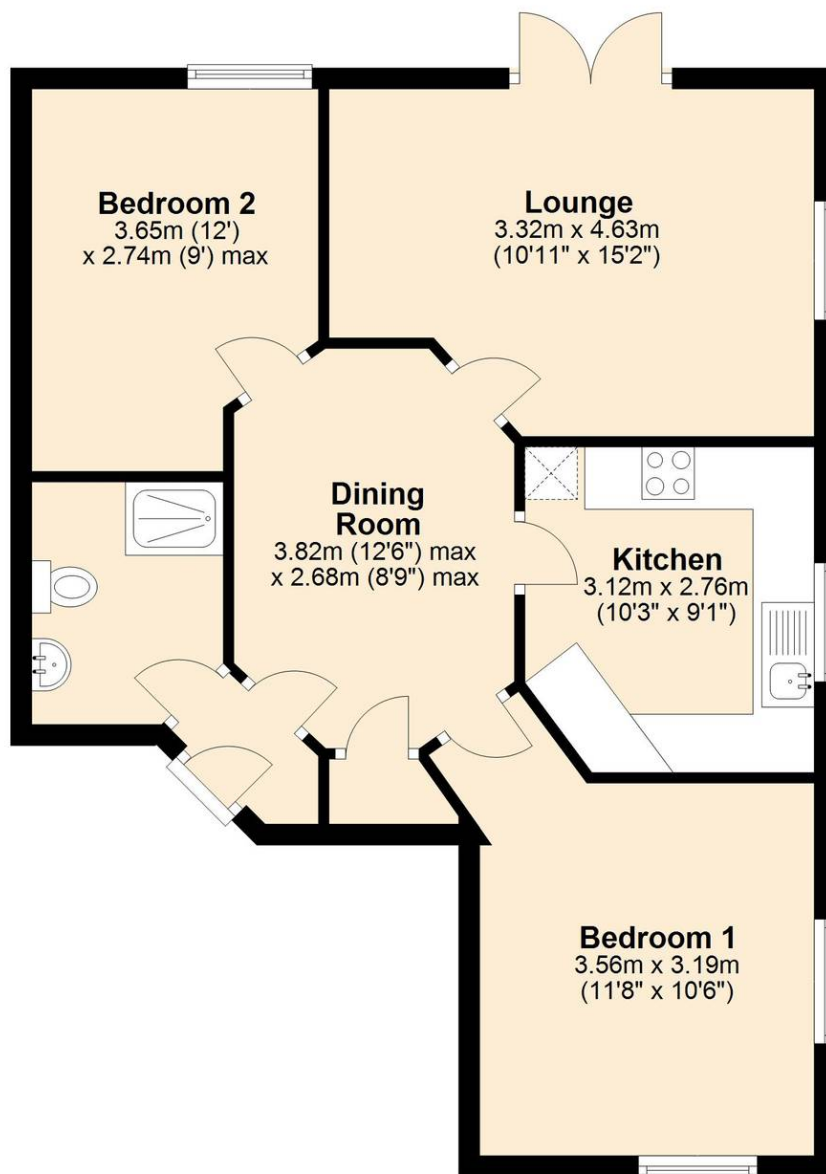






## Ground Floor

Approx. 60.9 sq. metres (655.3 sq. feet)



Total area: approx. 60.9 sq. metres (655.3 sq. feet)

Sketch plan for illustrative purposes only  
Plan produced using PlanUp.

This plan includes only the main rooms and does not include  
any external areas or outbuildings.

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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