

# Close Cottage, Church Road, Doynton, South Gloucestershire, BS30 5SU



A charming stone cottage situated in the sought after village of Doynton, offering a beautiful garden overlooking countryside and is accompanied by off-street parking.



## Offers in Excess of £500,000

Close Cottage has been home to the current vendor for just over 15 years and in that time the property has been extended to create a spacious family home.

The accommodation is arranged over three floors; on the ground floor is an entrance hall with a utility room and shower room. Across the front of the house is the first reception room which is currently arranged as a secondary sitting room complete with a fireplace and wood burner, along with an opening leading into the kitchen. The kitchen is a typical country kitchen with wooden wall and base units, space for a range cooker and a kitchen table in the centre. There is a central lobby area as well as a secondary utility area beyond the kitchen. At the rear of the house is the sitting room with French doors opening out onto the garden adjacent to a separate dining room to complete the ground floor. The stairs lead up from the hallway onto a landing where doors lead to the bedrooms and bathrooms. There are two double bedrooms and a single, which has a wooden ladder up into an attic room which is current a playroom. There is a main bathroom on the first floor comprising a white suite as well as a separate cloakroom.

Externally the property has a gravel driveway at the front which provides off-street parking. At the rear is a mature level garden with borders full of plants and shrubs. There are several small outbuildings which the current owner uses for storage and the garden at the rear enjoys a view across the countryside.

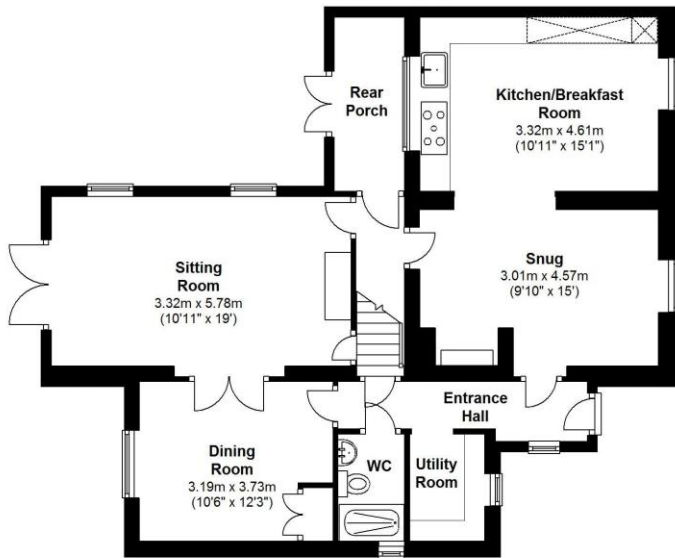






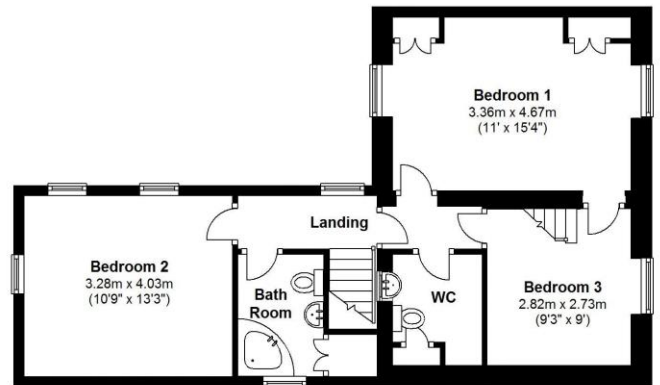
### Ground Floor

Approx. 87.8 sq. metres (945.5 sq. feet)



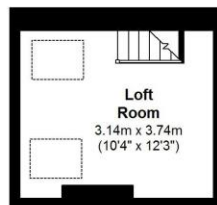
### First Floor

Approx. 58.2 sq. metres (626.2 sq. feet)

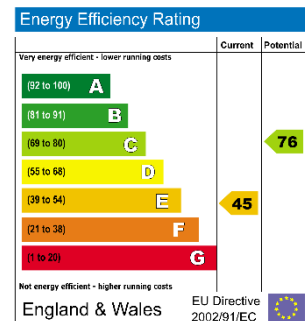


### Second Floor

Approx. 12.9 sq. metres (138.6 sq. feet)



Total area: approx. 158.9 sq. metres (1710.3 sq. feet)



#### Important Notice

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