



JAMES PYLE<sup>CO</sup>

**South Cottage, Petty France, Badminton, GL9 1AF**

Grade II Listed period cottage  
Thoroughly renovated finished to an excellent  
standard

Sympathetically extended

3 bedrooms, 2 bathrooms

Living room with fireplace and wood-burner

Fully integrated kitchen

Private parking & south-facing garden

Country location easily accessible to Bath,

Bristol and London

Countryside walks and pub available from  
the doorstep



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Price Guide: £450,000**

Approximately 1,151 sq.ft.



‘A thoroughly renovated and extended Grade II Listed  
cottage ready to move into with no chain’

### The Property

South Cottage is a charming Grade II listed period cottage which has been the subject of a comprehensive renovation. The cottage is an excellent country home in which to hideaway enjoying a tucked away location in the rural hamlet of Petty France and yet easily accessible to the M4 corridor, ideal for those who commute to Bristol, Bath or those seeking to escape London for the weekend. A public footpath is accessible immediately from the doorstep which explores the beautiful surrounding countryside and woodlands, whilst just across the road is the Bodkin House Hotel and restaurant. The cottage has been sympathetically extended and wholly renovated including re-wiring, roofing, damp proof coursing, windows, all new flooring and decoration.

The accommodation is arranged over three floors extending in all to 1,151 sq.ft. The ground floor opens to the new extension

which houses the brand-new kitchen. The kitchen is fully fitted with Bosch appliances including a fridge/freezer, dishwasher, washing machine, induction and oven. The kitchen connects superbly to the living room which features a wood-burning stove within a large stone inglenook fireplace complete with the former bread oven feature. On the first floor, there are two bedrooms and the main bathroom. The bathroom has been fitted with a luxurious roll-top bath. The top floor offers a further shower room alongside a characterful attic bedroom with magnificent exposed beams.

The cottage is approached down a shared drive leading to the private parking bay for two cars. Aptly named, the cottage enjoys a south-facing aspect with the private garden arranged to the front. The garden has a good degree of privacy bound by new fencing and mature trees. The newly laid lawn adjoins a patio terrace.

The cottage is available ready to move into with no onward chain.

### Situation

Petty France is an attractive hamlet situated on the A46 with the Badminton Estate on the doorstep home to the famous Badminton Horse Trials located only a few miles away. Opposite the cottage is the Bodkin Inn with a bar and restaurant. The nearby village of Hawkesbury Upton has a range of facilities including an 'Outstanding' Ofsted rated primary school, two public houses, village shop, a post office, farm shop and village hall whilst sporting facilities include tennis courts and a cricket ground. The market towns of Wotton-under-Edge and Tetbury are both within 10 miles which have a further range of amenities and schools. Petty France is conveniently located only a 10 minute drive to junction 18 of the M4, perfect for commuting to Bristol, Bath and London as well as the M5 for further travel. Yate train station is less than

10 miles away with regular services.

### Tenure & Services

We understand the property is Freehold with electric heating, shared septic tank drainage, mains water and electricity. A service charge of £20pcm contributes to the shared septic tank.

### Directions

From Tetbury, follow the A433 towards Bath for 8 miles and at the end of the road take the left hand turn onto the A46 towards the M4. Proceed a further 1/2 mile into Petty France and locate the driveway to the cottage as the very last drive on the right hand side opposite Bodkin Inn. Postcode GL9 1AF. What3words: ///payer.regal.shifting

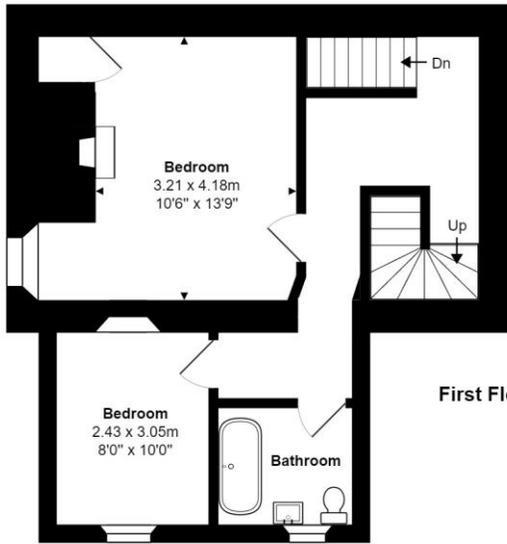
### Local Authority

South Gloucestershire Council

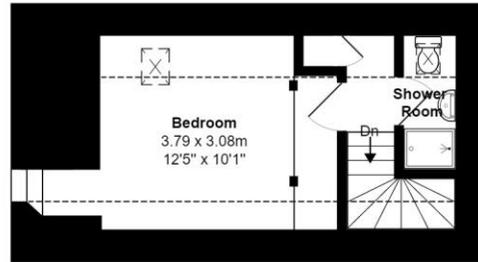
### Council Tax Band

B

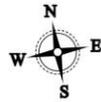




First Floor



Second Floor



Total Area: 106.9 m<sup>2</sup> ... 1151 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Ground Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	28	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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