

**1 Orange End, Inglestone Common, South Gloucestershire, GL9 1BP**

Double-fronted period cottage  
Outstanding rural position with fabulous views  
Haven for peace and quiet  
Character features  
3 bedrooms  
Living room with wood-burning stove  
Mature sunny garden  
Garage  
No onward chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Price Guide: £510,000**

Approximately 1,196 sq.ft excluding garage

‘An idyllic rural location for total peace and quiet overlooking the Cotswold escarpment, a pretty double-fronted period cottage available with no onward chain’



## The Property

Offering peace and tranquillity, this traditional double fronted period cottage occupies an enviable position within Inglestone Common boasting far-reaching views over the Cotswold escarpment. Constructed of natural stone, the cottage showcases many character features internally whilst sitting within a good-sized mature plot. The accommodation extends to around 1,200 sq.ft. arranged over two floors.

The ground floor layout includes a large dual-aspect reception room with a wood-burning stove set within a stone fireplace, window seats, and timber stairs rising to the first floor. The modern fitted kitchen/breakfast room adjoins a large L-shaped conservatory. On the first floor, there are three bedrooms and a

bathroom. The main bedroom is fitted with ample wardrobes.

Externally, the garden is arranged to the southerly aspect of the cottage benefitting from the sun all day. The cottage has the excellent addition of a single garage.

## Situation

Inglestone Common is one of the best locally kept secret locations, nestled against the Cotswold escarpment providing a beautiful backdrop of rolling hills, Inglestone Common is a Wildlife Trust nature reserve of some 700 acres of common land and magnificent ancient woodland. This is a protected area which is designated as a Site of Special Scientific Interest. Only 1 mile away is the excellent village of Hawkesbury Upton which has a host of facilities including a popular

primary school, village shop, two pubs and an active village hall. Local towns include Wotton-under-Edge (5 miles) and Chipping Sodbury (6 miles) which have further amenities and secondary school options. The centre of Bristol is accessible within 30 minutes drive. Yate train station is only 8 miles away whilst the A46 is just 3 miles away providing easy access to the M4 and M5.

## Additional Information

We understand the property is Freehold with electric storage heating, shared septic tank drainage, mains water and electricity. Fibre optic broadband is available and there are some limitations to mobile phone coverage. Please check the Ofcom mobile and broadband checker website for more information. South Gloucestershire Council Tax Band E.

## Directions

From the A46, follow France Lane to Hawkesbury Upton. Proceed through the village continuing towards Hillesley. By the Somerset Monument, take the left hand turn towards Wickwar. At the bottom of the hill, pass over the cattle grid and the cottage is located on the left overlooking the triangle.

Postcode GL9 1BP

What3words:

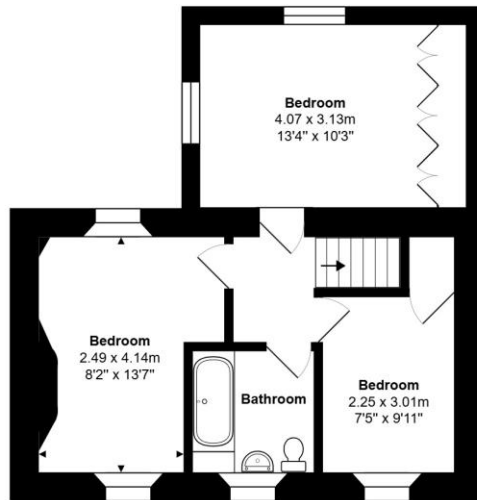
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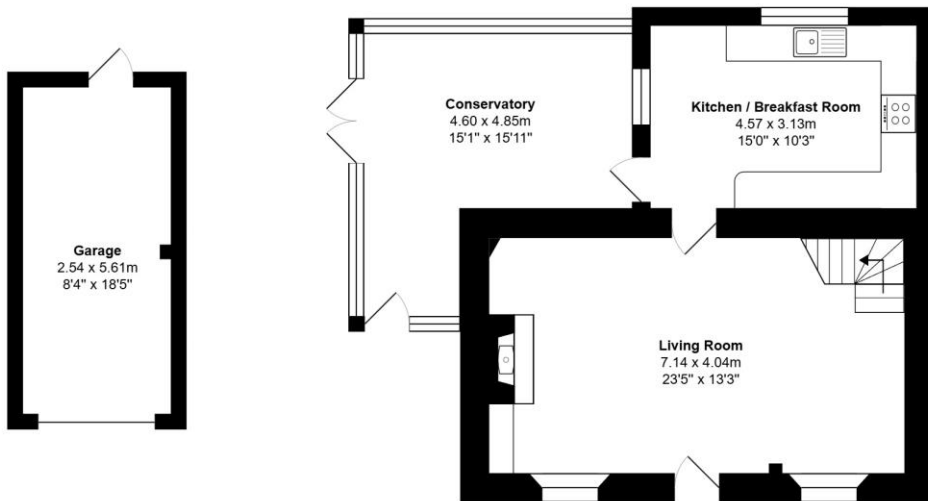


Total Area: 111.1 m<sup>2</sup> ... 1196 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only



First Floor



Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		107
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	57	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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