

HUNTERS®

HERE TO GET *you* THERE



Hazel Lane,

Lower Hazel, Rudgeway, BS35 3QP

£675,000



Council Tax: G



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Introduction

Situated in an almost idyllic rural setting just a short distance from the thriving market town of Thornbury, Hazel Cottage is exceptionally well placed for enjoying the beautiful countryside on its door step, yet it benefits from the convenience of having easy access to both Bristol and the nearby M5 motorway at the Almondsbury Interchange. The established mature gardens are a haven for wildlife and nature lovers alike with a wide variety of mature shrubs, trees, a large vegetable patch and herbaceous beds that incorporate a plethora of specimen annuals and perennials. Furthermore there are two greenhouses, stone built outbuilding, detached tandem garage and additional parking for numerous vehicles. The cottage itself has great charm and character and being of a flexible nature holds immense potential for refurbishment and modernisation to ones individual requirements. Cottages of this nature are indeed an exciting and rare find, accordingly we are keen to encourage early appointments to view.

Entrance

Via open fronted porch to front door opening to

Reception

11'10" x 9'4" (3.63m x 2.85m)

Obscure glazed and leaded fixed pane glass panel allowing natural borrowed light from the Living Room. Exposed natural stone wall, radiator and walk-in shower enclosure.

Living Room

25'3" x 13'3" (7.70m x 4.04m)

UPVC double glazed windows to front and rear with feature Minster Fireplace incorporating woodburning stove, inset window seat, 3x radiators and glazed door opening to:-

Conservatory

11'3" x 9'3" (3.45m x 2.84m)

Brick/block base with hardwood framed double glazed windows overlooking the gardens to the front, side and rear.

Double glazed roof and French doors opening to garden.

Dining Room

12'9" x 12'2" (3.90m x 3.72m)

UPVC double glazed window incorporating feature window seat. Staircase rising to 1st floor with large understairs walk-in cupboard, radiator.

Kitchen

11'3" x 10'2" (3.45m x 3.10m)

Sash window to rear with UPVC double glazed window to front. Floor and wall units with contrasting work surfaces incorporating stainless steel sink unit, tiled floor, 'Aga' and radiator.

Rear Lobby

Half glazed door and side garden.

Boiler Room/Utility

6'2" x 6'0" (1.90m x 1.84m)

UPVC double glazed window to side, plumbing for washing machine, 'Worcester' oil fired central heating boiler.

Cloakroom

Obscure UPVC double glazed window to side, WC, wash hand basin and radiator.

Landing

Access to bedrooms and bathroom accommodation, radiator.

Tel: 01454 411522

Bedroom

13'1" x 12'1" (4.0m x 3.70m)

UPVC double glazed window to rear, radiator and sink unit.

Bedroom

13'1" x 11'5" (4.0m x 3.50m)

UPVC double glazed windows to front and side, radiator.

En-Suite

UPVC double glazed window to rear, suite comprising WC, wash hand basin and panelled bath, radiator.

Bedroom

3.92m x 3.72m

UPVC double glazed window to rear, radiator.

Bedroom/Office

12'2" x 10'7" (3.72m x 3.23m)

Sash windows to both front and rear, cupboard and radiator.

Bathroom

UPVC double glazed window to front, WC, wash hand basin, panelled bath with separate tiled shower enclosure, built-in cupboard and radiator.

Gardens

The cottage occupies an idyllic rural setting on a generous established plot of approximately 1/3 acre in which there are a variety of established shrubs and trees, a plethora of fruit trees and an abundance of mature herbaceous borders that incorporates a wide range of annuals, perennials and general ground cover. There is a south facing flagstone patio and large established vegetable garden with 2x aluminium framed greenhouses and other outside stores to include an adjacent workshop that houses the oil tank.

Garage

Detached prefabricated tandem garage with up and over door.

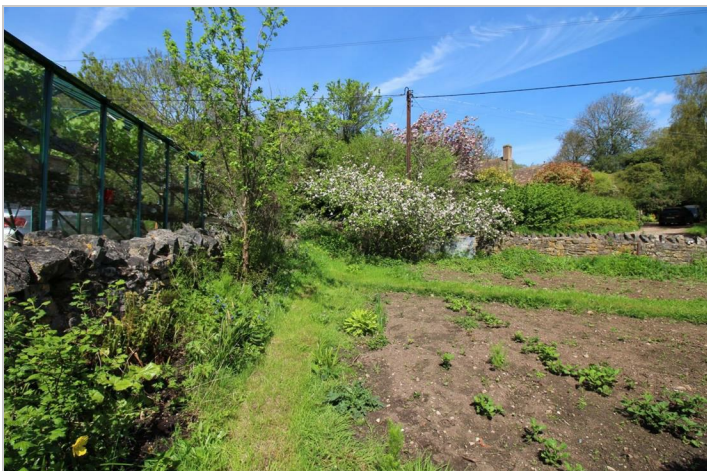
Parking

Secure parking on gated driveway providing parking for numerous vehicles.

Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; G



Road Map



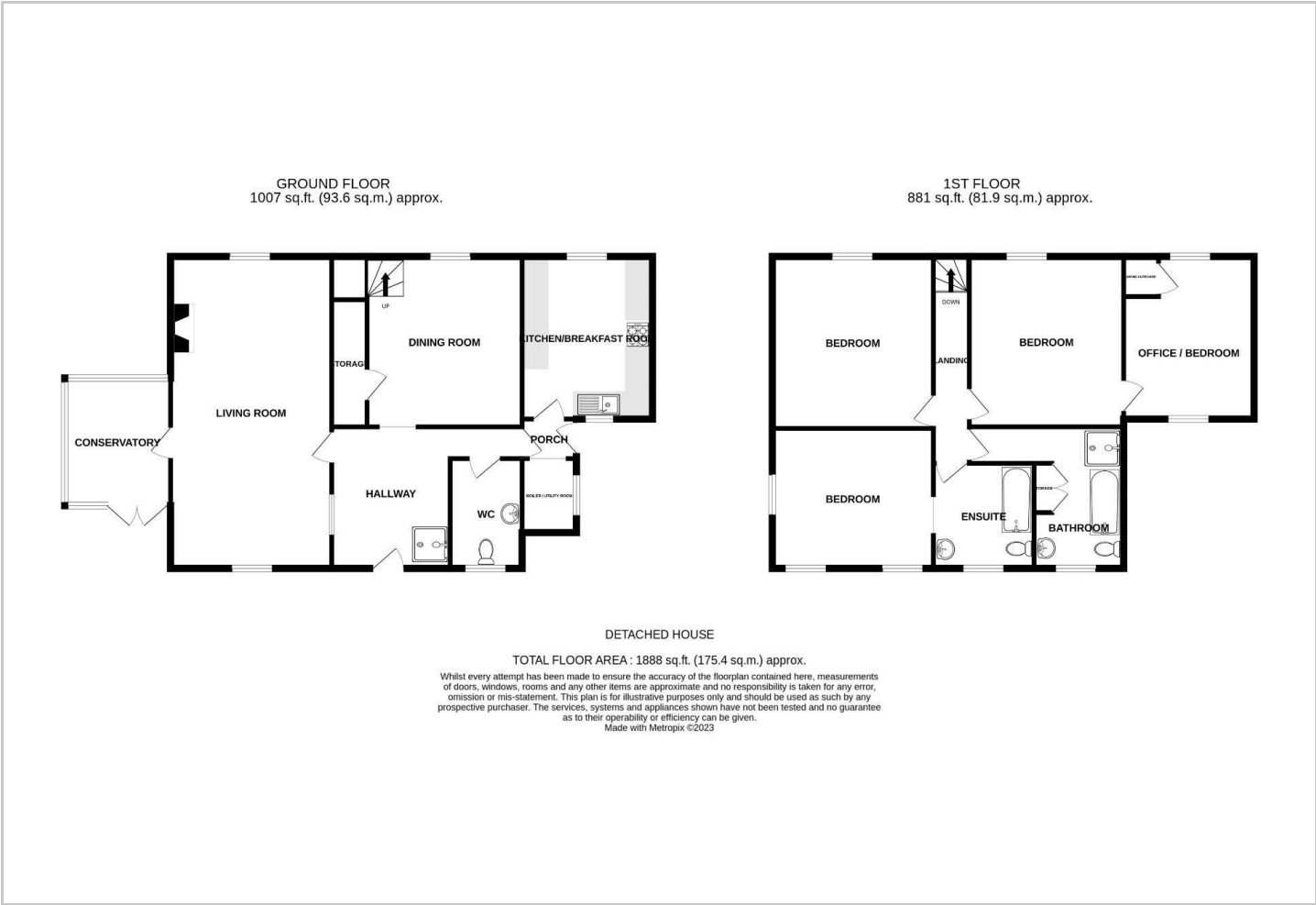
Hybrid Map



Terrain Map



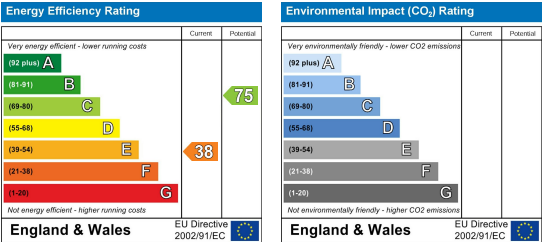
Floor Plan



Viewing

Please contact our Hunters Thornbury Office on 01454 411522 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.