



**Meadow Mead,  
Frampton Cotterell, BS36 2BE**

**PRICE: £600,000**

## Property Features

- Detached Family Home
- Popular Village Location
- Four Double Bedroom
- Three Reception Rooms
- Cloakroom & Utility Room
- Good Sized Rear Garden
- Gas Central Heating
- No Onward Chain

## Full Description

Meadow Mead, Frampton Cotterell, this delightful detached house which offers a perfect blend of space and comfort. With a generous 1,776 square feet of living space, this property is ideal for families seeking a welcoming home.

The house boasts three well-proportioned reception rooms, providing ample space for relaxation and entertaining. Whether you prefer a cosy evening in the lounge, a lively gathering in the dining room, or a quiet study in the third reception, this home caters to all your needs.

There are four spacious bedrooms, ensuring that everyone has their own private retreat. The layout is thoughtfully designed, allowing for both privacy and togetherness. The single bathroom is conveniently located, making it easy for the whole family to access.

### Hallway

Stairs rising to 1st floor landing, double radiator, boiler cupboard with radiator wall mounted boiler. Doors to;

### Kitchen

Double glazed window to rear, a range of wall base units with worksurface over, 1 1/2 bowl sink with mixer tap and drainer, tiled splashback and space for undercounter fridge, space for oven, space for dishwasher. Extractor and radiator.

### Dining Room

Double glazed patio door to rear garden. Double radiator.



**Living Room**

Double glazed window to front, radiator, feature fireplace with gas fire. TV point and virgin TV connection point.

**Reception 3**

Double glazed window to front, radiator, TV and telephone points.

**Cloakroom**

Double glazed obscure window to side, suite comprising of a mid-level WC, pedestal hand wash basin with tiled splashback and radiator.

**Landing**

Double glazed window to side, radiator, access to loft and storage cupboard.

**Principal Bedroom**

Double glazed window to front, radiator, a range of fitted storage with hanging and shelving space, dressing table with drawers.

**Bedroom 2**

Double glazed window to rear and radiator.

**Bedroom 3**

Double glazed window to front and radiator. TV point.

**Bedroom 4**

Double glazed window to rear, TV point, radiator and door to study

**Study**

With in built desking and shelving. Velux window to rear.

**Bathroom**

Double glazed obscure window to side, suite comprising of a fully tiled shower cubicle with electric shower over, panelled bath with mixer tap and shower attachment, pedestal hand wash basin with low-level WC. Heated towel rail and fully tiled walls.

**Rear Garden**

Enclosed by fencing, mainly laid to patio and lawn.

**Frontage**

Mainly laid to grass with mature shrubs and off street parking for two cars.

**Garage**

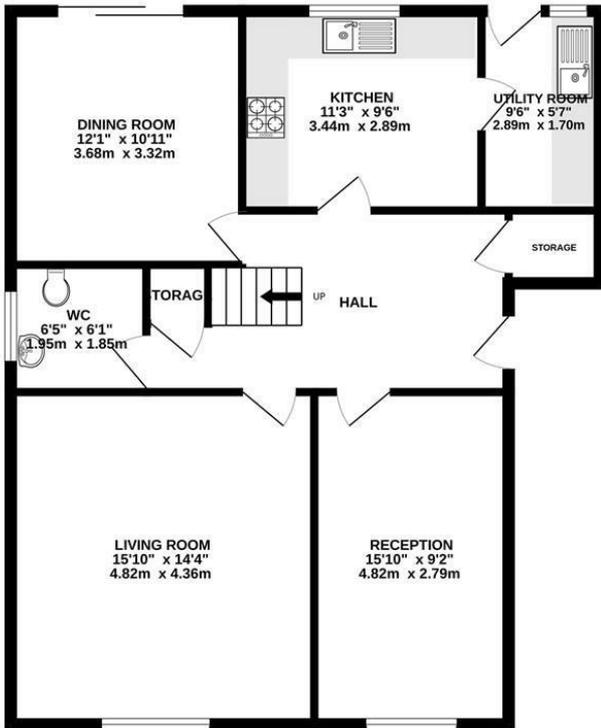
Garage with up and over door and door to rear garden.



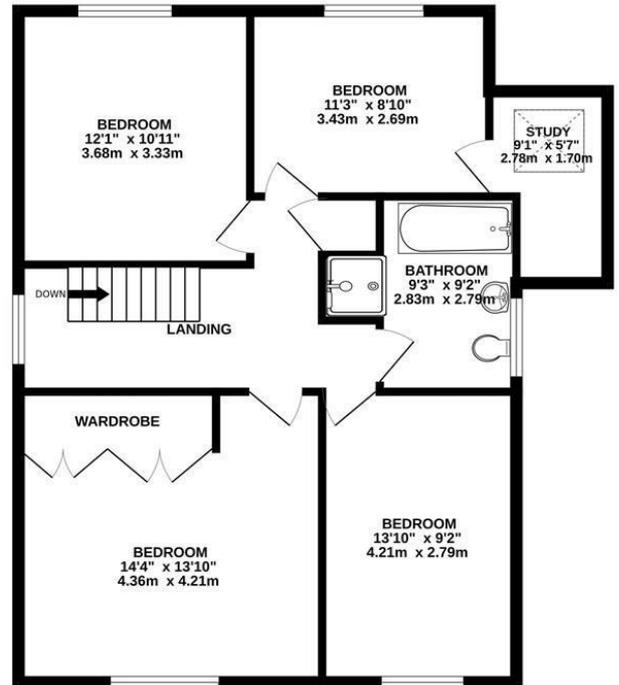
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

GROUND FLOOR  
852 sq.ft. (79.1 sq.m.) approx.



1ST FLOOR  
784 sq.ft. (72.8 sq.m.) approx.



TOTAL FLOOR AREA : 1635 sq.ft. (151.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements