

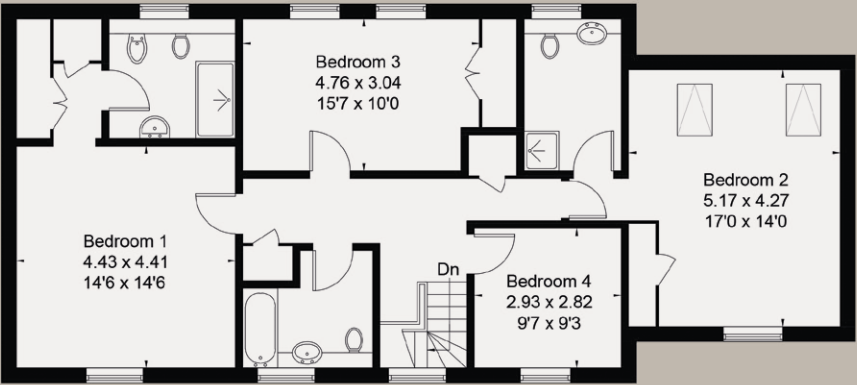


6 Chestnut Springs

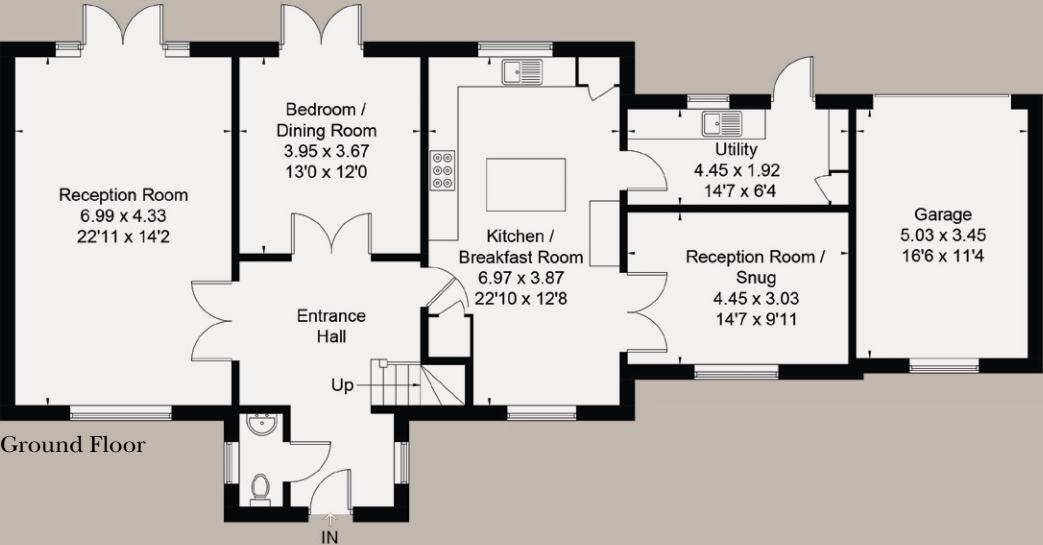
Iron Acton, Bristol BS37 9XR



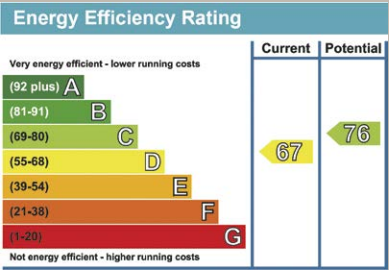
6 Chestnut Springs
Gross Internal Area (approx) =
223.2 sq m / 2403 sq ft
Garage = 33.2 sq m / 357 sq ft
Total = 256.4 sq m / 2760 sq ft
For identification only. Not to scale.



First Floor



Ground Floor



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6 Chestnut Springs

Iron Acton, Bristol BS37 9XR

An exceptionally smart village home with delightful views over the adjoining countryside

- Set within an exclusive enclave of just 6 homes
- Delightful rural location
- Just a short drive to an extensive range of local amenities
- 22'10 kitchen/breakfast room with separate utility
- Large dual aspect sitting room
- Dining room and 3rd reception
- 4 bedrooms, 2 en suite and family bathroom
- 2 large garages and driveway parking for 4 cars
- Level and completely enclosed rear garden
- EPC Rating = C

Description

This impressive stone built home sits in a prime position within a group of just six family homes built in 2006. Located in a quiet, rural lane yet only a few moments drive away from the historic village of Iron Acton and the extensive leisure and shopping amenities offered in Yate and Chipping Sodbury. There are delightful country views to the front of the house which is flooded with natural light and designed with generously proportioned rooms, perfect for entertaining groups of family and friends.



A substantial front entrance porch opens to a large and welcoming hallway with oak flooring that runs through into the adjacent kitchen/breakfast room. Whilst there is a formal dining room, this lovely open plan space is most likely to be used for eating on a day to day basis with plenty of space for a table overlooking the front gardens and linking beautifully with the adjoining 3rd reception/snug. A Rangemaster stove sits comfortably within the decorative chimney breast and there are further integrated appliances that include a fridge freezer, dishwasher and microwave. The granite work surfaces have also been fitted in the utility room which leads though to the rear garden. The elegant sitting room features a bespoke stone fireplace with a living flame wood burner with patio doors opening onto the sunny rear terrace. Deep plaster coricing and quality oak doors feature throughout much of the home.

On the first floor, there are four bright and beautifully decorated bedrooms. The master bedroom is most impressive with built in wardrobes, a dressing area and a superb en suite shower room with underfloor heating. The second bedroom enjoys an equally fine country outlook and again features a dedicated en suite. Two further bedroom share the newly fitted family bathroom with contemporary tiled finishes and a Jacuzzi bath with shower attachment.

The current owners have created very tidy and easily maintained gardens, set behind a long stone wall to the front and enclosed behind high, secure fencing to the rear. A sweeping terrace runs the full width of the rear elevation, bordering a well tended level lawn with mature and well stocked shrub beds. A corner gazebo with power and light is a useful shelter from the elements for those that enjoy outdoor dining and doubles as a useful winter store for garden furniture and barbecue equipment.

One of the garages currently houses a large 4 x 4 and the second is of a good size also with driveway parking for up to four further vehicles.

Situation

The Parish of Iron Acton is located between Chipping Sodbury. Iron Acton village is one of the prettiest South Gloucestershire villages and has a true 'community feel' centred around the handsome Medieval 'St James the Less' church, parish hall and two public houses. The village also benefits from parish tennis courts, children's play area and picnic tables as well as a cricket club and well regarded schooling. This quiet and peaceful village has excellent communication links with both the M4 & M5 motorway networks and Bristol Parkway train station (approx. 6.6 miles) with mainline rail access to all parts of the country.

