



207 Church Road, Frampton Cotterell, South Gloucestershire, BS36 2BJ

GUIDE PRICE £850,000

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PROPERTY OVERVIEW

This impressive detached family home offers approximately 2,423 sq ft (225.1 sq m) of beautifully balanced accommodation arranged across three spacious floors. Thoughtfully improved and meticulously maintained by the current owners, the house combines contemporary comfort with high-quality finishes, creating a substantial and versatile home ideal for modern family living.

A welcoming hallway sets the tone, leading to a generously proportioned living room with a warm, inviting atmosphere. To the rear, the stunning kitchen/dining room spans the full width of the house, fitted with sleek modern cabinetry, granite work surfaces and a practical adjoining utility room. French doors open into the bright garden room, a superb additional living space that connects seamlessly with the garden and is perfect for everyday family life or entertaining. A downstairs cloakroom and integral garage complete the ground floor.

The first floor provides three well-presented double bedrooms, all featuring good natural light and attractive flooring. The impressive principal suite includes its own luxury en-suite bathroom and a dedicated walk-in wardrobe. A beautifully appointed family bathroom serves the remaining bedrooms on this level.

The second floor offers exceptional flexibility, hosting two further generous double bedrooms together with a stylish additional bathroom—ideal for guests, older children, or those seeking a private home office suite.

Outside, the property boasts a substantial and private rear garden, mainly laid to lawn with patio areas providing excellent space for dining and relaxing. A large timber cabin offers further scope for use as a studio, gym or hobbies room. To the front, the property benefits from off-street parking and an integral garage.

Location

Situated in the heart of Frampton Cotterell, the property enjoys a convenient position close to a wide range of local amenities, countryside walks and popular village pubs. The area is served by excellent schools including the highly regarded Winterbourne Academy and two well-rated primary schools. Commuters benefit from quick access to the M4 and M5 motorways, while nearby Winterbourne and Yate provide additional shopping, leisure and transport facilities. This sought-after village setting offers the perfect balance between community living, green surroundings and superb connectivity.

KEY DETAILS

- Detached Five Bedroom Family Home
- Approx. 2,423 sq ft (225.1 sq. m)
- Three Modern Bathrooms Including Luxury En-Suite
- Large Open-Plan Kitchen/Dining Room With Utility
- Garden Room
- Integral Garage & Off-Street Parking

Guide Price: £850,000

Tenure: Freehold

Council Tax Band: G

Local Authority: South Gloucestershire

Vendors Onward Position:

Onward Purchase

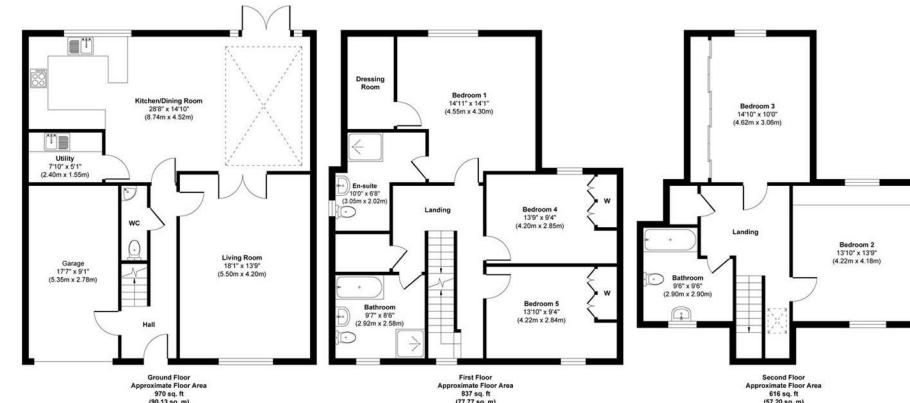
EPC: C

Viewing: By appointment only



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Approx. Gross Internal Floor Area 2423 sq. ft / 225.10 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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Important Notice:

These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation
please either call, email or
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