



2 Bedroom
Barn Conversion
in Horton

£1,950 PCM

Mapleridge Mews
Mapleridge Lane
Horton
Chipping Sodbury
BS37 6QH



Victoria Allman
Lettings

- Barn Conversion with stunning country views
- Two double bedrooms with en-suite bathrooms
- Beautiful kitchen with 'Everhot' cooker
- Large living/dining room with woodburning stove
- Underfloor heating throughout
- Separate study with access into the garden
- Off street parking and large lawned garden
- EPC Rating C
- Council Tax Band E (South Gloucestershire)



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SUMMARY

Mapleridge Mews is a delightful single-storey, two bedroom barn conversion in a beautiful rural location on the edge of the village of Horton.

Ideally placed for the popular Cotswold market towns of Chipping Sodbury and Wotton-under-Edge, and good commuter access to Bath, Bristol and other regional centres.

Available from the end of July on a long-term let.

DESCRIPTION

At the heart of the property is an impressive living/dining room with a woodburning stove and double doors out to the garden. There is a fantastic bespoke fitted kitchen with an 'Everhot' oven, a separate utility area and WC, and an ideal study for working from home. The master bedroom has a separate dressing room and large en-suite with separate bath and walk-in shower. The second double bedroom has an en-suite shower room. There is underfloor heating throughout and a large lawned garden with open fields beyond.

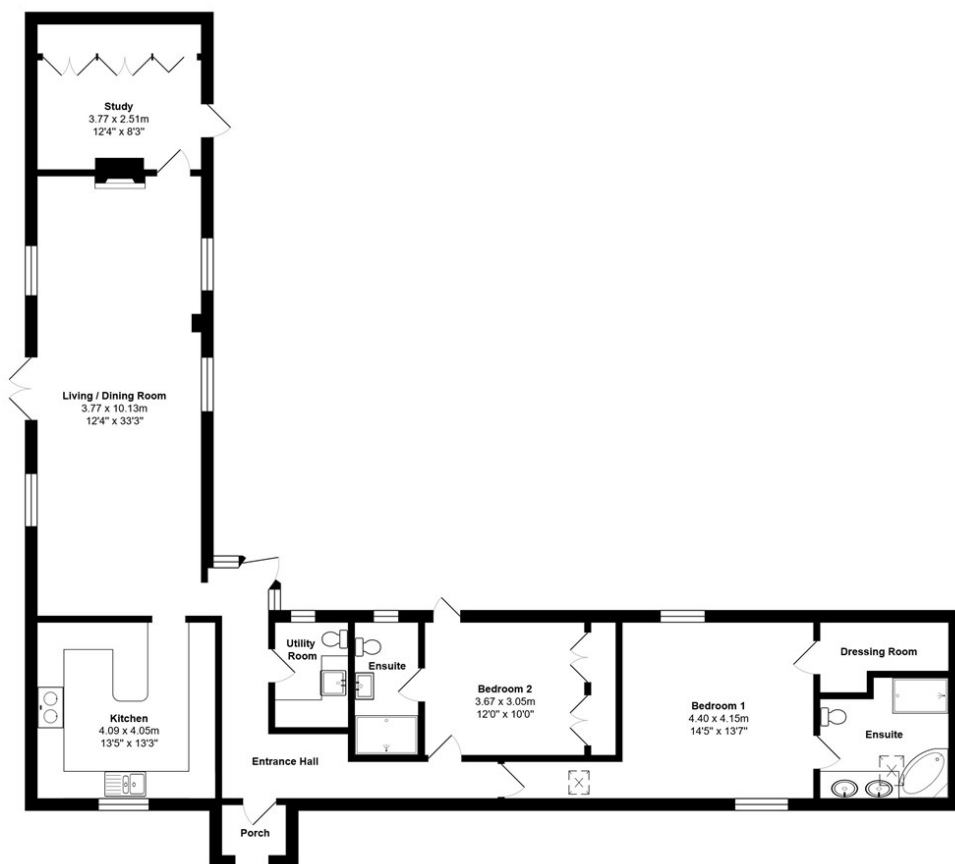
SITUATION

The historical village of Horton lies at the foot of the Cotswold escarpment on the Little Avon River between the villages of Hawkesbury and Little Sodbury. The village is surrounded by rolling countryside and is perfect for country walks being just a quarter of a mile from the Cotswold Way and close to the Badminton Estate. Horton is well-served by its own well-regarded primary school and there is an active village hall which provides a hub for the community.

The nearby market town of Chipping Sodbury offers a broad range of shops and amenities for everyday needs including quality shops, restaurants, cafes and pubs, as well as a Waitrose supermarket. There are also a number of popular schools catering for all ages.

Located just off the A46, Horton is only 4.5 miles to Junction 18 of the M4, providing quick and easy access to Bath and Bristol. The nearby Yate train station (approx. 3 miles away) also provides good transport links to Bristol, Cheltenham and mainline services.





Total Area: 140.6 m² ... 1513 ft²
 All measurements are approximate and for display purposes only

DIRECTIONS

Head north on the A46 passing the Cross Hands Hotel. After 1.5 miles turn left towards Horton. Follow the road down the hill into Horton and continue through the village on Horton Road. On leaving the village, take the first right into Mapleridge Lane, then immediately right again into the driveway marked Mapleridge. Follow the drive, keeping left. Mapleridge Mews is the last house on the right.

Postcode: BS37 6QH

What3Words:

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CONTACT

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REQUIRED INFORMATION

We understand the property has mains electricity, water, drainage and oil fired central heating. Superfast broadband is available in this area; mobile coverage is classed as good outdoors and variable in-home – please check the Ofcom website for more information. We are not aware of any issues of potential impact including building safety, planning permission or proposed developments, flood risk, and other restrictions.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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