

# LLOYD WILLIAMS

— ESTATE AGENTS & PROPERTY FINDERS —



CLIFF COTTAGE, PASSAGE ROAD, AUST, BRISTOL, SOUTH GLOUCESTERSHIRE, BS35 4BG

# “18TH CENTURY COTTAGE WITH SUPERB VIEWS”

## SUMMARY

- Over 1800 sq. ft.
- Beautiful gardens
- Superb views
- Off street parking
- Four bedrooms
- Detached
- No bridge tolls

## SITUATION

Cliff Cottage lies on the edge of the village of Aust and is sited between the two bridges over the River Severn. This quiet hamlet setting enjoys superb communications links to the nearby villages of Olveston (approximately 3 miles) and Thornbury (approximately 5 miles) which has a good primary school and excellent secondary state education. Nearby Tockington includes a highly regarded independent preparatory school and there are many other quality independents in Bristol such as Clifton College, Badminton and QEH. The Mall at Cribbs Causeway includes a number of national retailers including John Lewis and Marks and Spencers and there are excellent links to the motorway networks, M4 South

Wales and London, M5 South West and Midlands. There are extensive rail services available from Bristol Parkway train station and there are a large number of flights available from Bristol Airport (approximately 22.3 miles distant) to a number of European and some long haul destinations. Within the immediate area there are liveries, footpaths and beaches to explore.

## DESCRIPTION

Originally constructed as two cottages Circa.1750. Now as one with over 1800 sq. ft that has been meticulously renovated and now provides beautiful Character features with the inclusion of underfloor heating throughout and beautiful powder coated aluminium windows. The accommodation provides excellent proportions for a family with opportunity to gain income, beautiful gardens and spectacular views of the water towards Wales. The ground floor consists of a well proportioned shaker style kitchen with integrated Belfast sink, fridge freezer, space for range cooker and a dining area, sitting room beyond with oak floor and bifold doors off to the Patio. To the other cottage the ground floor comprises two bedrooms which are serviced via the shower WC/shower room.

The first floor currently provides two sizeable double bedrooms one of which en-suite and a main bathroom with roller top bath. A large family room gives superb views over the River Severn, a large terrace off could be further developed to provide out door seating (Subject to necessary consents).

## OUTSIDE

Externally the property provides a very pleasant 20 m by 16 m garden to one side and a large west facing patio to the front both of which take full advantage of the fantastic raised views over the Severn Estuary and surrounding countryside. There is an approximately 21 metre long drive way to the rear of the property which provides ample hard standing for a number of cars.

## DIRECTIONS

From the M4 continue to junction 21 and follow signs for the M48 towards Chepstow. Leave the motorway at junction 1 and take the first exit on the A403 turning immediately right. Continue along this lane for approximately 0.4 Miles and Cliff Cottage can be found on the right hand side.

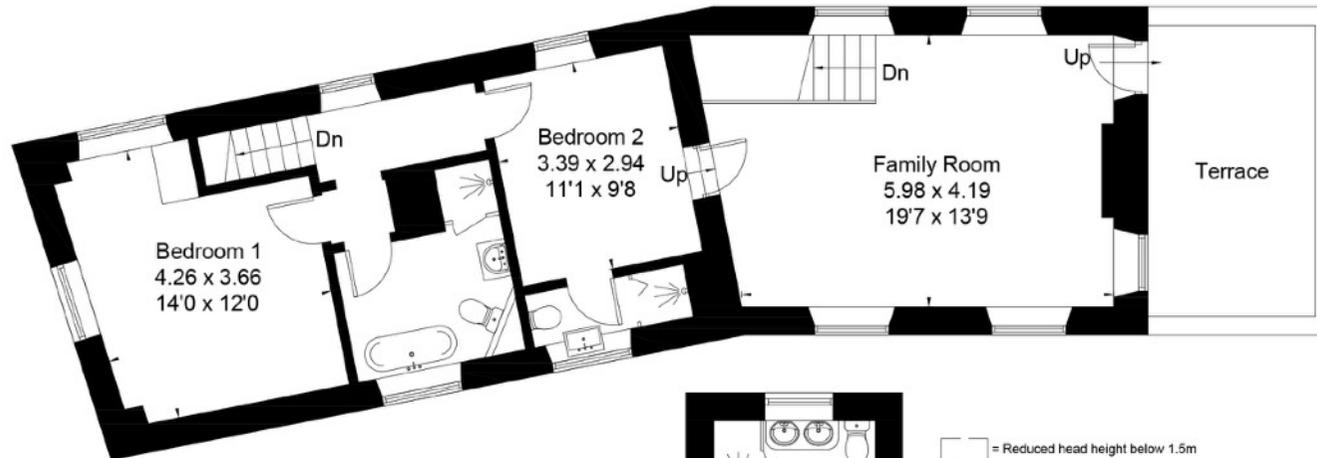
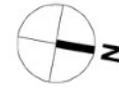




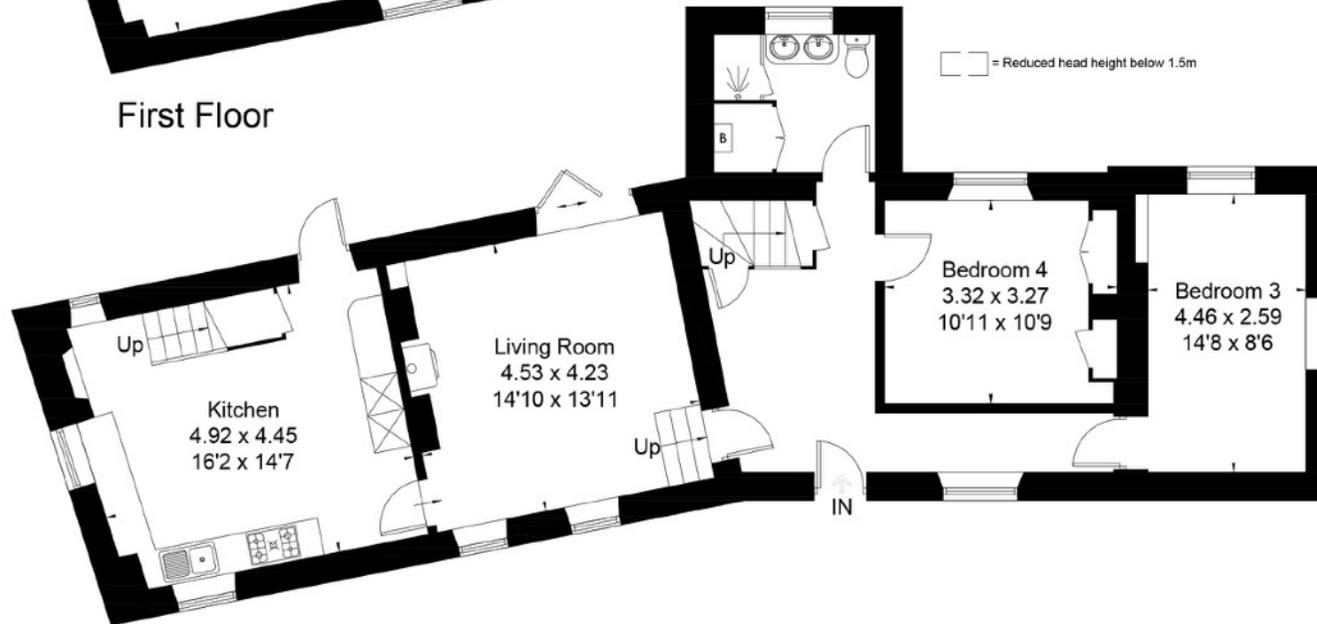
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Approximate Area = 168.9 sq m / 1818 sq ft  
Including Limited Use Area (0.8 sq m / 9 sq ft)



First Floor



Ground Floor

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