



**14 Upper Stone Close**  
Frampton Cotterell, Bristol BS36 2LD

**£475,000**

**01454 772468**

**Mackendrick Norcott**  
*it's all about the service*









## PROPERTY DESCRIPTION

Purchased through MacKendrick Norcott 20 years ago this delightful property will appeal to a family seeking a well maintained four bedroom detached cottage situated in a popular locality close to local schools and amenities.

Dating back to the 1800s and set in a generous plot there is a pleasant mixture of character home combined with modern amenities.

The rear garden is presented in two sections with a detached garage concealed behind a conifer screen hedge at the end of a 100ft long driveway.

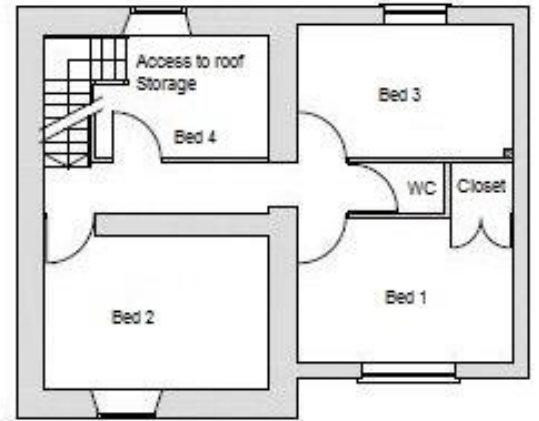
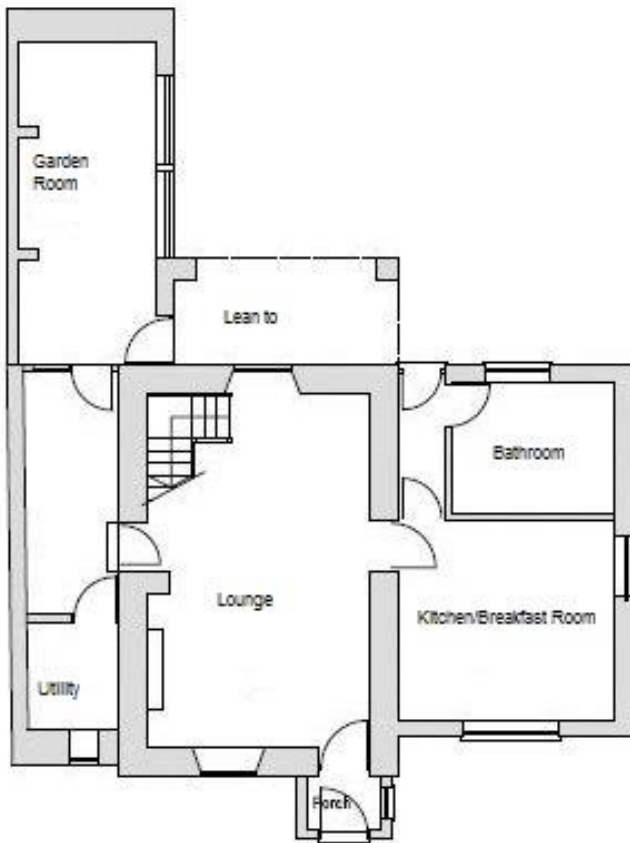
There is scope to enlarge the present accommodation to create an even grander home.

Recommended for an early inspection.

## SURROUNDING AREA

Frampton Cotterell borders Winterbourne and Coalpit Heath, and is a pleasant village with strong community feel, with a number of useful day to day facilities including a convenience store, coffee shop and a number of independent takeaways and pubs. There was a flourishing hat making industry in Frampton Cotterell in the late 1770s and early 1800s, and many of the local cottages have histories dating back to this time.

There are a number of primary schools in the Frampton Cotterell area including the popular Watermore Primary School and Frampton Cotterell C of E Primary School. Independent primary schooling can be found in nearby Winterbourne. Secondary and Sixth Form education can be found at The Ridings' Federation Winterbourne International Academy.



**ENTRANCE PORCH** Modern consumer box.  
**LOUNGE** 21' 0" x 13' 4" (6.4m x 4.06m)  
**KITCHEN/BREAKFAST ROOM** 12' 11" x 12' 2" (3.94m x 3.71m)  
**BATHROOM** 9' 9" x 7' 7" (2.97m x 2.31m)  
**UTILITY ROOM** 6' 5" x 5' 2" (1.96m x 1.57m)  
**STORE ROOM** 14' 0" x 5' 5" (4.27m x 1.65m)  
**GARDEN ROOM** 19' 6" x 8' 4" (5.94m x 2.54m)  
**BEDROOM ONE** 11' 6" x 9' 1" (3.51m x 2.77m)  
**BEDROOM TWO** 13' 0" x 8' 6" (3.96m x 2.59m)  
**BEDROOM THREE** 13' 0" x 7' 8" (3.96m x 2.34m)  
**BEDROOM FOUR** 10' 3" x 7' 2" (3.12m x 2.18m)  
**TWO LOFT ROOM AREAS**  
**OUTSIDE** Driveway approximately 100' long (30.48m) leading to garage and rear garden facing due east.  
**TENURE:** Freehold  
**COUNCIL TAX BAND:** E  
**ENERGY EFFICIENCY RATING:** E  
**METERED WATER SUPPLY:** No  
**EXACT AGE OF PROPERTY:** Original part 1875  
**TOTAL FLOOR AREA:** 101m<sup>2</sup>



It is a condition of these particulars that all negotiations are conducted through MacKendrick Norcott - MAKING AN OFFER : When you make an offer on this property we, as the sellers agent, will require information with regard to your ability to purchase. PHOTOGRAPHS: Please note that we provide photographs for general information only. Photographs may depict the property in a furnished condition. It must not be assumed that any item shown is included in the sale with the property unless specifically mentioned. INDICATED MEASUREMENTS ARE FOR GUIDANCE ONLY. NOTE: We have not surveyed the property or tested the services, appliances or fittings. Room measurements should not be relied upon for carpets and curtains. M839

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