



Farm House 'To Let'  
£1,950 PCM  
Newleaze Cottage, Aust Road



**KEY FEATURES**

Semi-Detached Cottage - Five Bedrooms - Three Reception Rooms - Kitchen/Breakfast Room, Utility Room - Enclosed Walled Garden - Outbuilding - Far Reaching Countryside Views - Modern Electric Heating - Ample Off Road Parking (EPC - TBC)  
**EPC - G - DEPOSIT £2250.00**



## Description

This five-bedroom semi-detached farmhouse is situated on the edge of the village of Olveston and enjoys far reaching views over open countryside and towards the Welsh hills. The property is offered on an unfurnished basis and comprises hall, utility room, cloakroom, kitchen/breakfast room, dining room, study, lounge and garden room with french doors leading into the walled garden. Upstairs the spacious main bedroom benefits from a dual aspect outlook with countryside views, 2 further double bedrooms and 2 single rooms with built in wardrobes. The family bathroom is newly updated and there is also a separate shower room. Outside the enclosed walled garden benefits from a large patio area, good size lawn and an outbuilding for garden storage. Further benefits include upvc double glazing and modern electric heating. Non smokers only. Available now for six months to long term.



## Situation

Olveston is one of the premier South Gloucestershire villages, quite self-contained with a range of shops – butcher, baker, grocery/newsagent/off-license – a village pub, The White Hart and an excellent primary school, [www.olvestonschool.co.uk](http://www.olvestonschool.co.uk). The nearest secondary school is Marlwood at Alveston, [www.marlwood.com](http://www.marlwood.com), 2.3 miles to the north-east. The local centre and market town of Thornbury is 3.5 miles to the north-east and The Mall at Cribbs Causeway, off J17 of the M5, is 6 miles to the south. The Severn Bridge and J1 of the M48 is 2.5 miles to the north-west of the village, from where you can cross over to South Wales or connect with the M4/M5 interchange at Almondsbury.



## Local Authority & Council Tax

South Gloucestershire Council  
Council Tax Band - E



## Contact & Viewing

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## Floorplan



## Additional Photos



## Important Notice

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