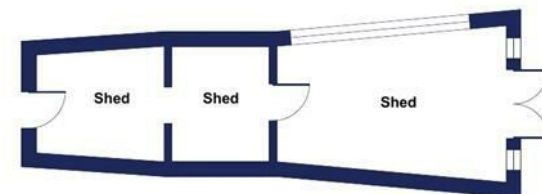


489 Bath Road, Salford, Bristol, BS31 3BA  
Tel: 01225 400400 email: [salford@daviesandway.com](mailto:salford@daviesandway.com)

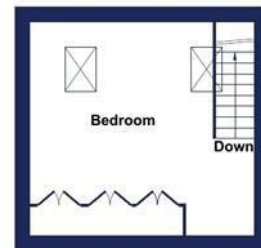
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	69
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

## Cold Ashton, Chippenham, SN14

Approximate Area = 1485 sq ft / 137.9 sq m  
Outbuilding = 261 sq ft / 24.2 sq m  
Total = 1746 sq ft / 162.1 sq m  
For identification only - Not to scale



OUTBUILDING



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

## 2 Steep Lynch, Cold Ashton, South Gloucestershire, SN14 8JT



Price Guide £725,000

A delightful semi detached period former farm cottage, sympathetically extended to provide well proportioned quality accommodation in a highly sought after accessible rural location on the edge of the Cotswolds.

- Attractive period cottage with features retained successfully fused with quality modern fittings
- Well proportioned accommodation across three floors
- Living room with stone fireplace and wood burning stove
- Open plan kitchen/dining room with range of bespoke Neptune units
- Utility and downstairs cloak with wc
- Garden room
- 2 Large double bedrooms, one with en suite facilities
- Attic bedroom with far reaching views
- Family bathroom
- Delightful traditional cottage style garden with off street parking and outdoor storage

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Davies & Way. REF: 1470420



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## 2 Steep Lynch, Cold Ashton, South Gloucestershire, SN14 8JT

2 Steep Lynch is a delightful semi detached period former farm cottage constructed in stone with a slate roof and has been tastefully refurbished over the years with quality modern fittings and a recent two storey side extension which has transformed the accommodation adding a garden room and a large master bedroom with en suite shower room.

The property will suit a range of buyers, from those seeking a family home or downsizing and looking for manageable accommodation in a highly accessible location. The interior ambiance that has been created is only truly appreciated by internal viewing which is highly recommended.

The property is approached through an entrance porch to an attractive cosy living room with a fireplace housing a wood burning stove beyond which is a good size open plan kitchen/dining room with bespoke fitted Neptune units and solid wood work surfaces, a utility room and a superb garden room extensively glazed to one side overlooking the garden. There is also the convenience of a downstairs cloakroom with wc.

The first floor has two bedrooms of unusually good proportions in a cottage, one with an en suite shower room the other served by a well appointed family bathroom. The top floor has an attic style bedroom which enjoys outstanding views across open countryside.

On the outside, the property has a long dry stone walled boundary to the front with a gravel driveway providing off street parking. The traditional cottage style garden is situated mainly to the east of the property and has the benefit of a large workshop and further outdoor storage.

The village of Cold Ashton has a appealing rural feel and comprises mainly period properties. It boasts a church as well as its own village hall, which is within easy walking distance of the property, is the centre of the village community with regular community events. The village is on the Cotswold Way with a variety of country walks available from the doorstep and is surrounded by open countryside on the southern edge of The Cotswolds. The nearby village of Marshfield offers more comprehensive village amenities including a post office stores, butchers, general stores, Doctors surgery, church, public houses and a primary school. The renowned City of Bath is under 7 miles away, Bristol 11 miles and Chippenham 12 miles. The M4 at Tormarton Interchange is 4 miles away.

In all a rare opportunity presents itself to acquire a superb country cottage in a beautiful rural yet highly accessible location. Early viewing is highly recommended.

In fuller detail the accommodation comprises (all measurements are approximate):

### GROUND FLOOR

Entrance door with leaded centre panel leading to

### ENTRANCE PORCH

Travertine tiled floor, double glazed window to side aspect, electric consumer unit, inner door to

### SITTING ROOM 4.63m x 3.37m (15'2" x 11'0")

A characterful cosy room with double glazed window to front aspect, exposed stone wall, beams, stone fireplace with a timber bressummer beam, flagged hearth and wood burning stove. Original alcove cupboard and further shelved cupboard. Radiator.

### OPEN PLAN KITCHEN/DINING ROOM 4.56m x 3.19m widening to 5.23m (14'11" x 10'5" widening to 17'1")

Featuring an exposed timber lintel and beam, travertine tiled floor, double glazed window to the rear aspect with timber cill and internal window to utility room. A staircase with a contemporary stainless steel balustrade and pine handrail leads to the first floor. Ceiling mounted downlighters and radiator. The kitchen area is furnished with an excellent range of bespoke "Neptune" wall and floor units in an attractive traditional cottage style providing drawer and cupboard storage space with solid wood work surfaces and upstands. Inset Belfast sink with pillar tap, plate rack. Built in four ring stainless steel gas hob (bottled gas supply) with stainless steel back panel and hood with electric oven. Oak framed double doors to the utility room and a pair of similar doors leading to the side lobby and garden room.

### UTILITY ROOM 3.33m x 1.27m (1.73m to max) (10'11" x 4'1" (5'8" to max))

Flagstone floor, extensively glazed with double glazed windows to rear and side aspects and a polycarbonate roof. Work surface with cupboard beneath housing oil fired combination boiler. Plumbing for washing machine.

### SIDE LOBBY

Tiled floor, radiator, ceiling mounted downlighters, part glazed door to outside.

### CLOAK/WC

Tiled floor and upstand. White suite with chrome finished fittings comprising wc, wall mounted wash basin with tiled splashback. Double glazed window.

### GARDEN ROOM 4.08m x 2.93m (13'4" x 9'7")

A lovely addition to the property providing flexible additional space with full height double glazed windows and french doors opening on to a paved and gravel terrace which leads to the garden. Oak flooring, ceiling mounted downlighters, radiator. Double glazed window to the front aspect with timber cill, exposed stone wall.

### FIRST FLOOR

#### LANDING

Staircase to second floor, stainless steel balustrade and pine hand rail, ceiling mounted downlighters, double glazed window to rear aspect, radiator.

#### BEDROOM 6.66m x 3.0m (21'10" x 9'10")

Triple aspect with double glazed windows and timber internal cills to the front side and rear aspects enjoying lovely views, Exposed stone wall, access to roof space. Vaulted ceiling with downlighters, radiator.

#### EN SUITE SHOWER ROOM (Included in measurements)

Double glazed window to rear aspect, oak flooring, exposed wall. White suite with chrome finished fittings comprising wc, oval wash basin with pillar mixer tap, heated towel rail and fully tiled over sized shower enclosure with thermostatic shower head. Ceiling mounted downlighters.

#### BEDROOM 4.65m x 3.46m (15'3" x 11'4")

Two double glazed windows to the front aspect with rural views. Ceiling mounted downlighters, radiator.

#### BATHROOM 2.65m x 2.43m (8'8" x 7'11")

Double glazed window to rear aspect, wood flooring, radiator, ceiling mounted downlighters. White suite with chrome finished fittings comprising wc, pedestal wash basin with mixer tap and free standing oval bath with mixer tap incorporating shower attachment. Heated towel rail.

### SECOND FLOOR

#### ATTIC BEDROOM 4.66m max x 2.41m (15'3" max x 7'10")

Two double glazed velux style windows to the rear aspect enjoying outstanding rural views. Radiator, alcove storage cupboard.

### OUTSIDE

There is a long dry stone walled boundary to the front of the property with a pedestrian gate leading to the front door with a gravel pathway flanked by cultivated borders with shrubs and bushes leading to the garden.

### GARDEN

Set on the eastern side of the property. This is a good size level garden. Adjacent to the cottage is a sheltered paved terrace ideal for alfresco dining beyond which a gravelled driveway provides off street parking with a five bar gate to the lane. There is a concealed plastic oil storage tank and recycling store. The garden is laid to lawn with traditional cultivated flower and shrub borders and trees providing an ideal area for relaxation and entertaining. Timber summer house. At the far end of the garden lies a

#### COVERED WORKSHOP 4.72m x 3.08m (15'5" x 10'1")

Beyond which is a

#### TIMBER SHED/STORE 4.71m x 2.44m (15'5" x 8'0")

Beyond the shed is a further small open paved area.

### TENURE

Freehold.

### COUNCIL TAX

According to the Valuation Office Agency website, [cti.voa.gov.uk](http://cti.voa.gov.uk) the present Council Tax Band for the property is D. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

### ADDITIONAL INFORMATION

Local Authority. South Gloucestershire Council.

The property has mains water, electricity and drainage. Oil fired central heating. No gas. The hob in the kitchen has a bottle gas supply.

We understand that when our clients purchased the property they took out an indemnity policy for lack of building regulation certificates in respect of the longstanding attic bedroom. The property will be sold on the same basis.

The property is located in a conservation area

