



**Jasmin House,**  
10 Engine Common Lane,  
Yate, South Gloucestershire, BS37 7PX



# Jasmin House,

10 Engine Common Lane, Yate, South Gloucestershire, BS37 7PX

An impressive, substantial detached property, situated in the semi-rural location of Engine Common Lane near the convenient towns of Yate and Chipping Sodbury in South Gloucestershire.

- Spacious Country Residence
- Open Countryside Views
- Main Home featuring Four Reception Rooms
- Billiard Room
- Four Double Bedroom
- Independent Two Bedroom Annex
- Set within approx. 1.008 acres
- Garaging and Stables
- Riding Out Directly to Bridle Ways
- Spacious Entertaining Terrace and Summer House

Asking Price  
£1,300,000

Well House, The Chipping, Wotton-Under-Edge,  
Gloucestershire, GL12 7AD  
wotton@david-james.co.uk  
Tel 01453 843720  
www.david-james.co.uk

## Description

Situated in a secluded location, with open countryside views. The property is impressive of stature and boasts spacious accommodation. This desirable residence offers four generous reception rooms, four double bedrooms along with an independent two-bedroom annex. This well-appointed home features a stone paved gated driveway, with two gates affording in and out driveway access with considerable garaging, ample parking and set in a generous plot with paddock and stables.

## Situation

With good access to major roads, offering great links to Bristol, Gloucester and London. Nearby is the M4 and M5 motorway network which adds to the location practicality of this property. Yate providing a train station, primary and senior schooling, together with a great range entertainment and amenity facilities. Access to a bridle way can be found just outside the property. The location of Jasmin House offers the best of both worlds, enjoying a semi-rural idyll yet well connected.

## Accommodation

Ground floor: Enter a wide-open entrance hallway with stairs to the first floor and a cloakroom / wc. The formal dining room features a fireplace housing a wood burning stove. The kitchen / dining room is situated to the rear of the property; the fitted kitchen units are finished with granite worktop to include a peninsular breakfast bar. The utility with a door to rear affording a place to access with muddy boots and paws. The main reception room is generously proportioned, light and airy and has French doors to the garden. A stone spiral staircase provides access to the billiard room. The study also has French doors connecting to the garden.

To the first floor: Accessed via the galleried landing the principal bedroom, which is well proportioned, two further double bedrooms and a family bathroom. The imposing billiard room is also to the first floor; the room has fantastic views and comfortably houses a full-sized billiard table. The fourth double bedroom has an ensuite.

## Annex

The annex with independent access provides open plan lounge / dining room with kitchen, two double bedrooms and an updated bathroom.

## Outside

The property is set within an impressive garden plot of approximately 1.008 acres, incorporating two wooden garages, two stables, a paddock and a charming round summerhouse. The setting is particularly well suited to children's equestrian interests, benefitting from safe riding out directly onto nearby bridleways.

Spanning the full width of the rear elevation is a formal terrace, creating a generous and beautifully connected entertaining space that links the house seamlessly with its gardens.

Additional garaging is provided in the form of a double garage, a single garage and a carport, offering excellent storage and parking flexibility.

## Services

Electricity and mains water are connected. Heating is oil fired. Drainage is to a septic tank.

## Local Authority

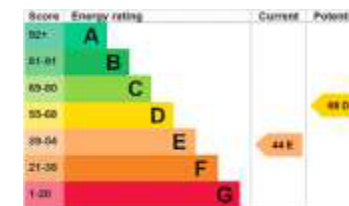
South Gloucestershire Council, Council Tax Band F. EPC E.

## Tenure

Freehold.

Ref: WER250078

Date: June2026



## PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

## WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

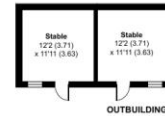
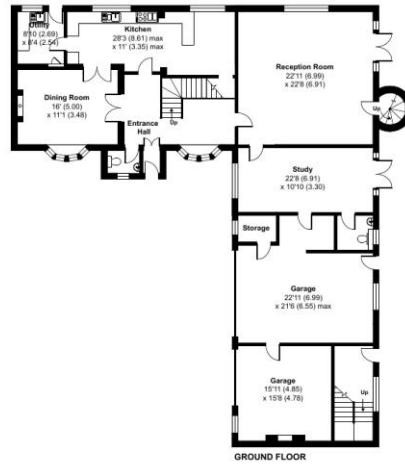
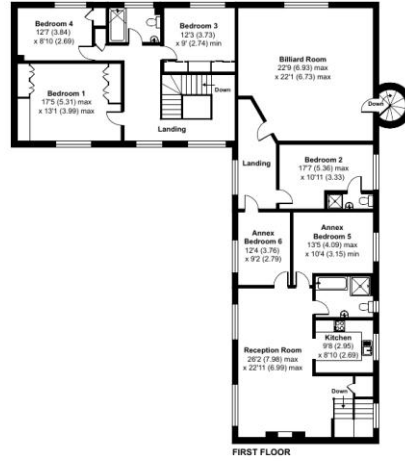
The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.



**Engine Common Lane, Yate, Bristol, BS37**

Approximate Area = 5045 sq ft / 468.6 sq m (includes garage)  
 Outbuildings = 512 sq ft / 47.5 sq m  
 Total = 5557 sq ft / 516.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for DJ&P Limited. REF: 1313461