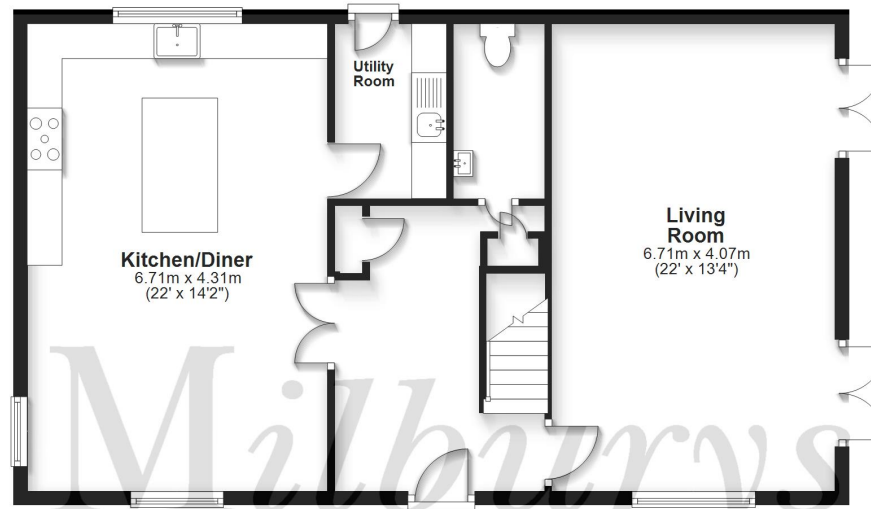




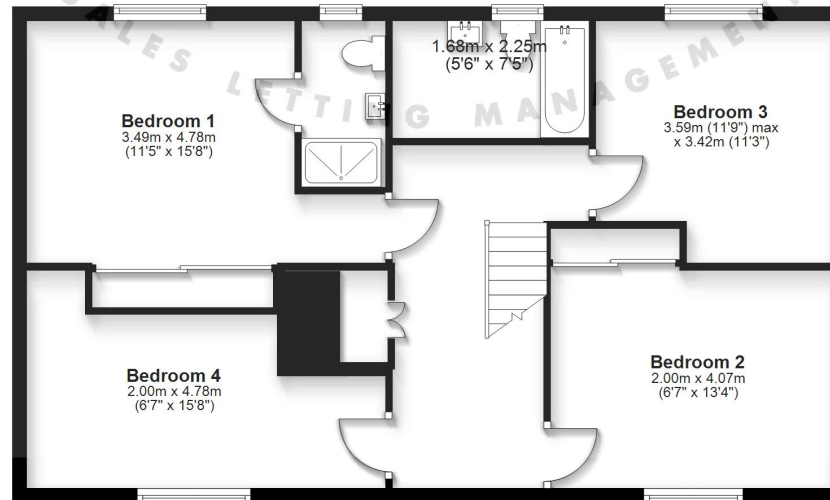
Ground Floor

Approx. 76.9 sq. metres (827.2 sq. feet)



First Floor

Approx. 75.5 sq. metres (812.1 sq. feet)



Total area: approx. 152.3 sq. metres (1639.4 sq. feet)

For Illustrative Purposes Only. Not to Scale.
Plan produced using PlanUp.

16 The Burltons, Cromhall, South Gloucestershire GL12 8BH

Nestled in the heart of a peaceful rural village, this beautifully presented four-bedroom detached home offers the ideal blend of space, style, and modern practicality - perfect for contemporary family living. At the heart of the home lies a stunning open-plan kitchen and dining area, designed for both relaxed family meals and effortless entertaining. Finished to a high standard, it features premium Siemens integrated appliances and sleek quartz worktops along with a handy instant 'Quooker' hot water tap. A separate utility room and ground floor cloakroom enhance the home's practicality, keeping day-to-day life running smoothly. The spacious main living room is bathed in natural light, with a bespoke built-in display unit adding both character and functionality. French doors open directly onto the garden, creating a seamless indoor-outdoor flow ideal for al fresco dining and summer gatherings. Upstairs, a handsome oak staircase leads to four generously sized bedrooms, offering versatility for families, guests, or home working. The luxurious master suite boasts stylish built-in wardrobes and a sleek ensuite, offering a peaceful retreat at the end of the day. A well-appointed family bathroom serves the remaining bedrooms with equal comfort. Outside, the well-maintained garden provides the perfect setting for outdoor living, while a double garage ample driveway parking and EV Car Charging point ensure excellent storage and convenience. Situated within the sought-after Katharine Lady Berkeley School catchment and surrounded by beautiful countryside, this exceptional home combines the tranquillity of rural living with easy access to top schools and local amenities.

Situation

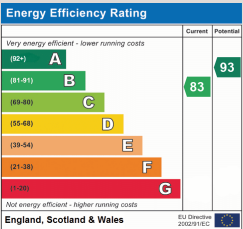
The popular village of Cromhall is situated a short drive to the south-east of M5 Junction 14 - ideal for commuters to Bristol or Cheltenham/Gloucester. The nearby local centres of Chipping Sodbury, Thornbury and Wotton-under-Edge provide excellent shopping facilities and amenities. The village CE VC primary school (www.standrews-pri.s-gloucs.sch.uk) sits adjacent to St Andrews Church. The excellent village website www.cromhall.com provides a wealth of further information.

Property Highlights, Accommodation & Services

- Impressive Four Bedroom Detached Family Home - Idyllic Village Location
- Smart Open Plan Kitchen/Dining Room, With Quartz Worktops, Integrated Appliances And Instant 'Quooker' Hot Water Tap
- High Standard of Decor and Presentation • Utility Area and Downstairs Cloakroom • Beautiful Views of Open Countryside
- Double Garage, Driveway Parking And EV Car Charging Point • Ensuite And Family Bathroom
- Heat Recovery Ventilation System • Under Floor Heating Throughout, Triple Glazing and Air Source Heat Pump
- South Gloucestershire Council - Council Tax Band G

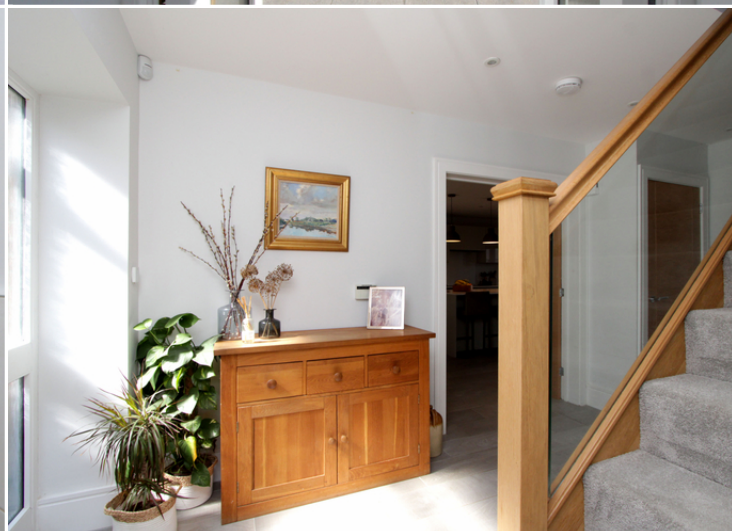
Directions

From J14 of the M5, take the B4509 east. At the roundabout turn right onto the B4058. After reaching Cromhall take the 3rd turning left into Townwell and then 1st right into The Burltons. Take the next 1st Right Hand Turn after entering The Burltons, Number 16 is tucked away at the end on your left hand side.



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