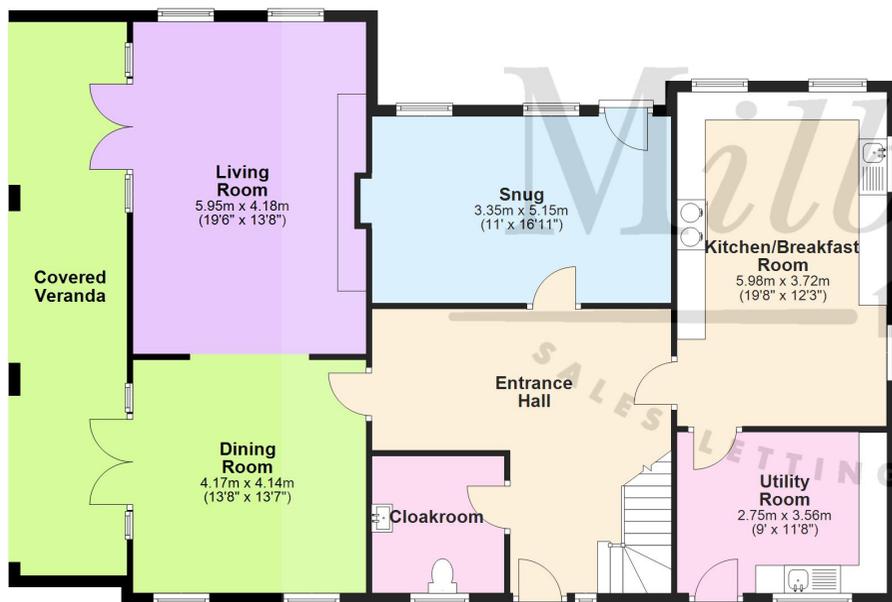


**The Grange** Bagstone Road, Bagstone, South Gloucestershire GL12 8BD

**£885,000**

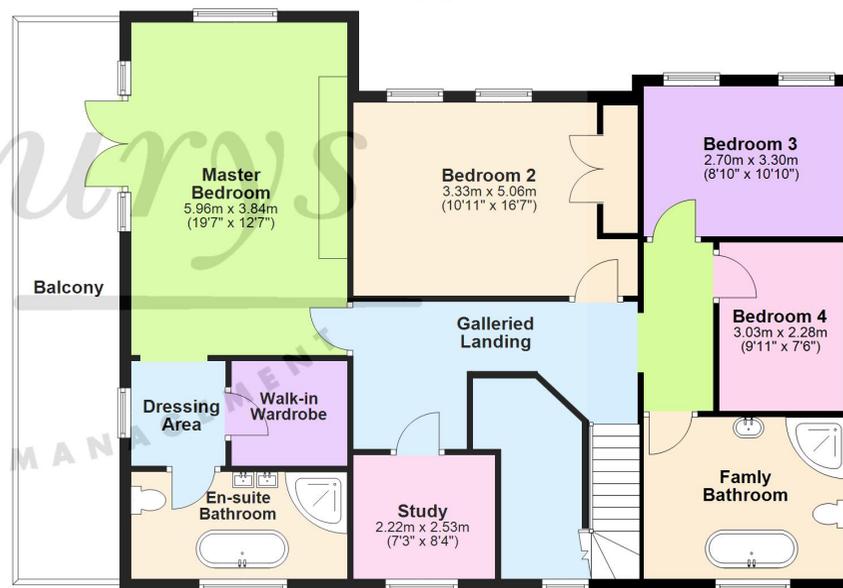
### Ground Floor

Approx. 142.5 sq. metres (1534.3 sq. feet)



### First Floor

Approx. 115.0 sq. metres (1237.6 sq. feet)  
(excluding Balcony)



Total area: approx. 257.5 sq. metres (2771.9 sq. feet)

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

# The Grange Bagstone Road, Bagstone, South Gloucestershire GL12 8BD

Offered with No Onward Chain! An attractive detached family home located in a semi-rural location with impressive far reaching country views. Approached via Green Lane, the cottage has electric gates leading to a gravel driveway which enables ample parking for cars, caravan, trailer etc. Then a double garage which has an electric door and solar panels fitted to its roof providing subsidised electric plus an income. The property sits in just over a third of an acre with a wooded glade at the rear so has lots of privacy. Once inside there is plenty of room with good size proportions starting with an impressive open galleried landing that looks over the hallway. The accommodation comprises of a lounge with dual facing feature fireplace and log burner, which then flows into the dining room. Both areas have French doors that open onto a gorgeous veranda that overlooks the garden. There is also a smaller reception which benefits from the dual facing woodburner, a kitchen with AGA and a spacious utility/boot room. There is also a large guest cloakroom which has plenty of room for cloak hanging. A solid wooden floor flows through the ground floor which has recently been sanded down and treated. Upstairs there are four bedrooms and a work from home study. There is also a family bathroom plus an ensuite bathroom that leads off from bedroom 1. Bedroom 1 has a fantastic large balcony which takes in the views and the sunsets and can easily accommodate table and chairs for that morning coffee .... or for an evening glass of wine!

## Situation

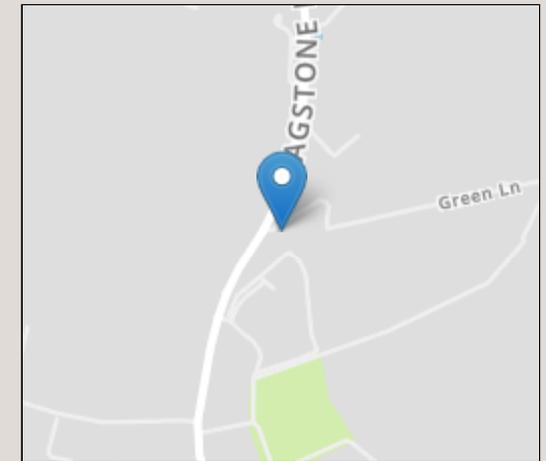
The popular villages of Cromhall, Tortworth, Tytherington and Rangeworthy are all just a short drive from Bagstone, which is located just some 4.5 miles from the M5 Junction 14 - ideal for commuters to Bristol or Cheltenham/Gloucester. Bagstone is a semi-rural location with lovely countryside surrounds and has access to many country walks, footpaths and bridleways. The nearby market towns of Chipping Sodbury, Thornbury and Wotton-under-Edge all have excellent amenities plus the railway station and shopping facilities found in nearby Yate are all within easy driving distance. There are several village primary schools in the area and very good secondary schools nearby such as Katharine Lady Berkeley in Kingswood or The Castle School in Thornbury.

## Property Highlights, Accommodation & Services

- Lovely Detached Family Home, Semi-Rural Location with Far Reaching Country Views. Offered with No Onward Chain!
- Large Garden Backing onto Wooded Copse, with Greenhouse, Shed and Small Vegetable Garden.
- Electric Gates Leading to a Gravel Driveway plus Double Garage with Loft Ladder and Large Covered Log Store Behind. 2 Electric Car Charging Points
- Three Reception Areas and Study, Plus Kitchen with New England Watson Stove
- Spacious Interior with Galleried Landing and Feature Ash Wooden Flooring
- Large Family Bathroom Plus Four Bedrooms - Master with Ensuite, Walk-in Wardrobe and French Doors Leading to Balcony
- Solar Panels Fitted on House and Garage • Double Glazing and Oil Central Heating
- Council Tax Band F - South Gloucestershire Council

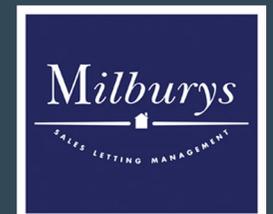
## Directions

Travelling into Bagstone in the direction of Wotton under Edge, go past the Rose and Crown Public House in Rangeworthy (on your right) and shortly after you will see the Bagstone village sign on your right at the start of Green Lane. Turn in here where you will see The Grange immediatly on your right with double electric gates.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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