

Milburys

SALES LETTING MANAGEMENT



Station House, Itchington Road, Tytherington, South Gloucestershire, GL12 8QE

£750,000

Station House, The Nurseries,
 Itchington Road, Tytherington
 Internal Area (Approx)
 162.70 Sq.M / 1751.70 Sq.Ft
 For identification only. Not to scale.
 Produced by Energy Plus



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A rare opportunity to purchase one of Tytherington's historic properties, Station House, set in the heart of the village offering enviable family accommodation. Local amenities include The Swan public house - a popular dining venue, community shop, children's play park, village church and country rambles from the threshold. The property offers character and personality, many period features remain and improvements made over the last few years include two new bathroom suites, feature wooden framed windows with double glazed units, installation of a wood-burning stove and a replacement boiler. Enter through the garden gate and up to the historic front porch. Once inside the entrance hall houses a wood-burning stove which supplements heat to the ground floor and up the stairway on chillier days. Living space includes a dual aspect lounge with open fire and study/dining room, both with high ceilings and outlooks across the garden. Continue though to the kitchen/breakfast room with space for table and chairs, a separate utility room and on to a ground floor 4th bedroom/additional reception room, with en-suite shower room (a concealed folding double bed is set behind the facade of built-in wardrobes). Up to the first floor and you will discover a generous landing, three double bedrooms, two of which are dual-aspect, plus a luxury bathroom suite with separate shower cubicle. Approaching the property at the rear wooden gates welcome you in to an area of off-street parking and a pathway leading to the rear door. The gardens are a delight, sectioned into different areas and surround the property on three sides, filled with colour and interest, along with areas to sit and enjoy your surroundings. Benefits include double-glazing and oil central heating. To discover all that is on offer make your appointment to view today!

Situation

The village of Tytherington is situated a short drive south of M5 Junction 14 - ideal for commuters to Bristol or Cheltenham/Gloucester. For commuters, Bristol Parkway Station is 6 miles away and a 20 minute drive. The nearby local centres of Thornbury and Wotton-under-Edge provide excellent shopping facilities and amenities. The village has a Community Shop with Post Office, The Swan public house, St James Parish Church, a children's play park and a football club, Tytherington Rocks. <https://mythornbury.co.uk/thornbury/tytherington> provides further information.

Property Highlights, Accommodation & Services

- Individual Period Home In Central Village Location
- Access To The A38 At Grovesend, M5 At Junction 14 And Bristol Parkway Station
- Active Village With Community Shop, Public House And Country Walks From The Threshold
- Lounge With Open Fire, Separate Dining Room/Study, Conservatory And Inner Hallway With Wood-Burning Stove
- Fitted Kitchen/Breakfast Room With Space For Table And Chairs, Separate Utility
- Three/Four Double Bedrooms And Family Bathroom With Separate Shower Cubicle
- Ground Floor Bedroom/Additional Reception Room With En-Suite Shower Room
- Mature And Well Kept Gardens
- Recently Replaced Wood Frame Windows, Oil Central Heating
- Off-Street Parking, Store Room

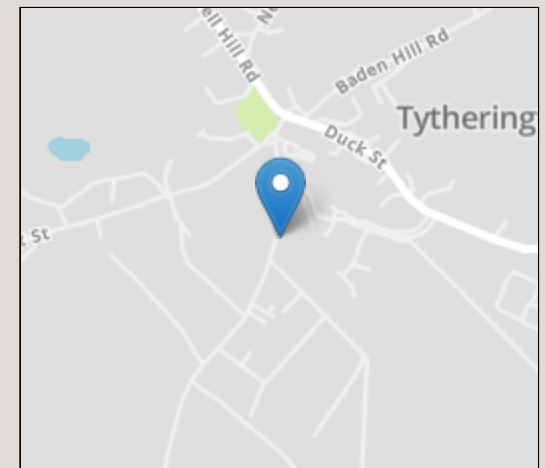
Directions

Dropping down into the village from the direction of the A38, look out for 'The Swan' on the right hand side, opposite the parish church. Turn right here, past the pub car-park, the community shop and Station House can be found on the left hand side just before the railway bridge. Vehicular access is via The Nurseries.

Local Authority & Council Tax - South Gloucestershire Council - Tax Band E

Tenure - Freehold

Contact & Viewing - Email: thornbury@milburys.co.uk Tel: 01454 417336



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E		
(21-38)	F	35	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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