

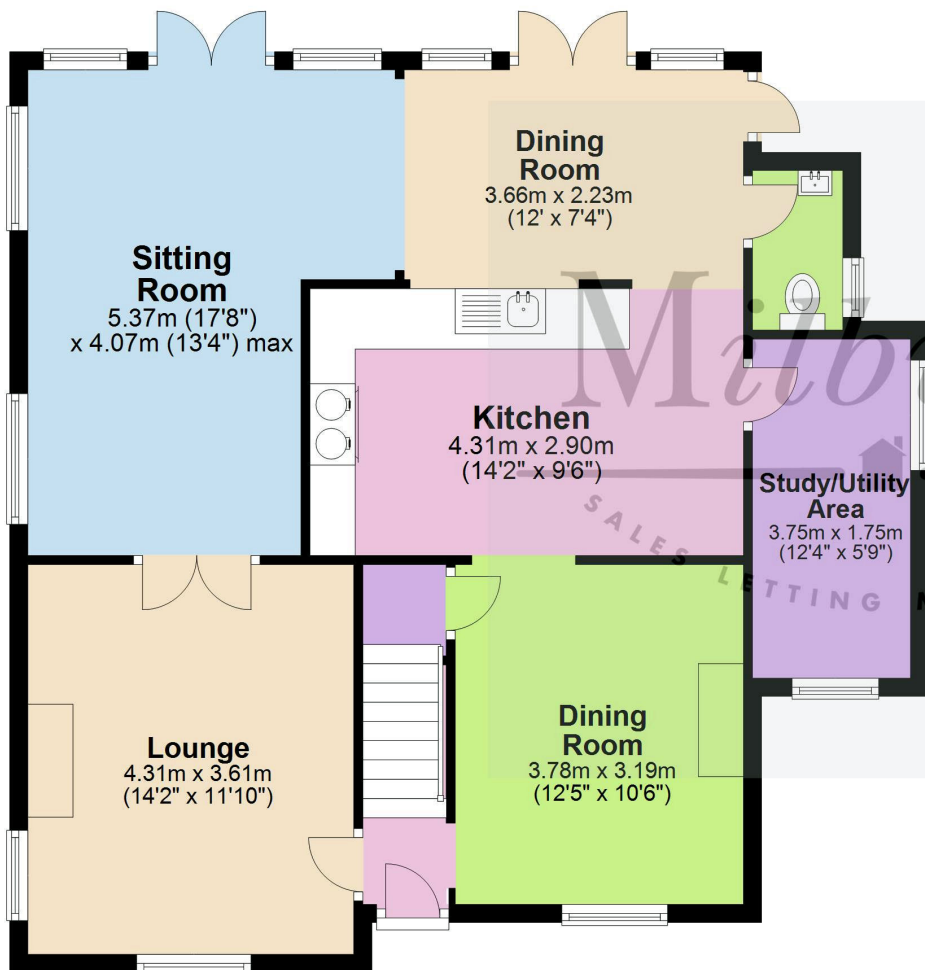


School House Church Lane, Rangeworthy, South Gloucestershire BS37 7ND

£675,000

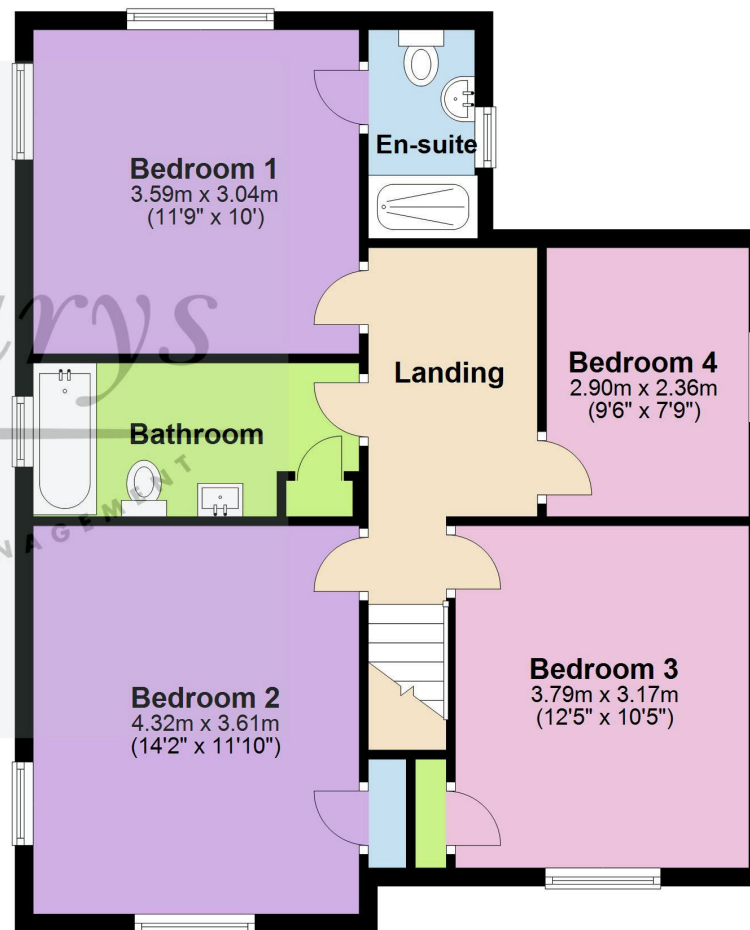
Ground Floor

Approx. 83.4 sq. metres (897.4 sq. feet)



First Floor

Approx. 68.0 sq. metres (731.5 sq. feet)



Total area: approx. 151.3 sq. metres (1628.9 sq. feet)

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

School House Church Lane, Rangeworthy, South Gloucestershire BS37 7ND

This lovely late Victorian home dates back to 1896 and is believed to have been the headmasters house, associated with the Rangeworthy Primary School which sits a short distance further along Church Lane. The house now stands as a beautiful detached family home which has been extended by the current owners and has a lovely presentation and flow throughout. There are some lovely features such as a country style kitchen open to a fabulous glass garden room, plus a choice of three reception so excellent growing space for the family! The front sitting room also has the advantage of a feature log burner. All rooms are well proportioned and presented over two floors plus there is a large upper landing that could be used as a study area. Upstairs has a modern family bathroom plus a modern ensuite to the rear bedroom. Downstairs also benefits from a utility/store/study room and a WC/cloakroom. The house enjoys a generous and quite private rear garden which is well laid out and has a summer house which looks across the lawn, doubling as a home office. A rear pathway leads to the off street parking which caters for several vehicles plus there is a large storage shed. In summary a home of character with a lovely cottage garden in a popular semi-rural village.

Situation

Rangeworthy is a semi-rural village to the Northeast of Bristol. It is circa 5 miles from the M5 Junction 14 making it ideal for commuters to Bristol or Cheltenham/Gloucester plus an easy link to the M4. Yate train station is 3 miles away whilst Parkway is just 6.6 miles and offers a direct line to London. The village has a primary school, village pub, village hall, Indian restaurant, children's play park and church. It is surrounded by open farmland with good access to country walks, footpaths and bridleways plus the nearby market towns of Chipping Sodbury, Thornbury and Wotton-under-Edge provide excellent shopping facilities and amenities. There are several good secondary schools in the area including The Castle Secondary School in Thornbury.

Property Highlights, Accommodation & Services

- Impressive 1896 Character Victorian Home
- Fully Detached with Parking and Gardens to Rear
- Lovely Presentation and Flow with Three Receptions
- Log Burner in Front Sitting Room
- Glass Dining/Garden Room Coming off Kitchen
- Four Bedrooms, Modern Family Bathroom and Ensuite
- Well Tended Country Garden with Summer House/ Home Office and Large Storage Shed
- LPG Gas Central Heating
- Council Tax Band E - South Gloucestershire Council

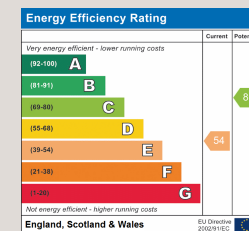
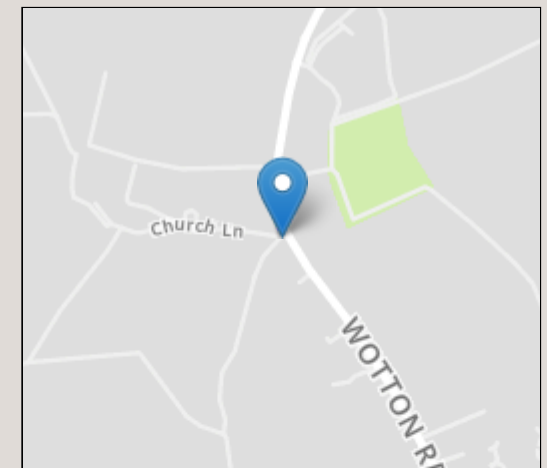
Directions

The village of Rangeworthy is on the Wotton Road (the B4058). As you drive toward Wotton under Edge you will approach the Rose and Crown Public House on your right, whilst opposite you will see the start of Church Lane. The School House is situated at the start of the lane whilst the parking is at the rear of the house as you drive along Church Lane toward the school.

Local Authority & Council Tax - South Gloucestershire Council - 01454 868686 - Tax Band E

Tenure - Freehold

Contact & Viewing - Email: chippingsodbury@milburys.co.uk Tel: 01454 318338



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