



Rachels Cottage, Itchington, South Gloucestershire BS35 3TL

£750,000

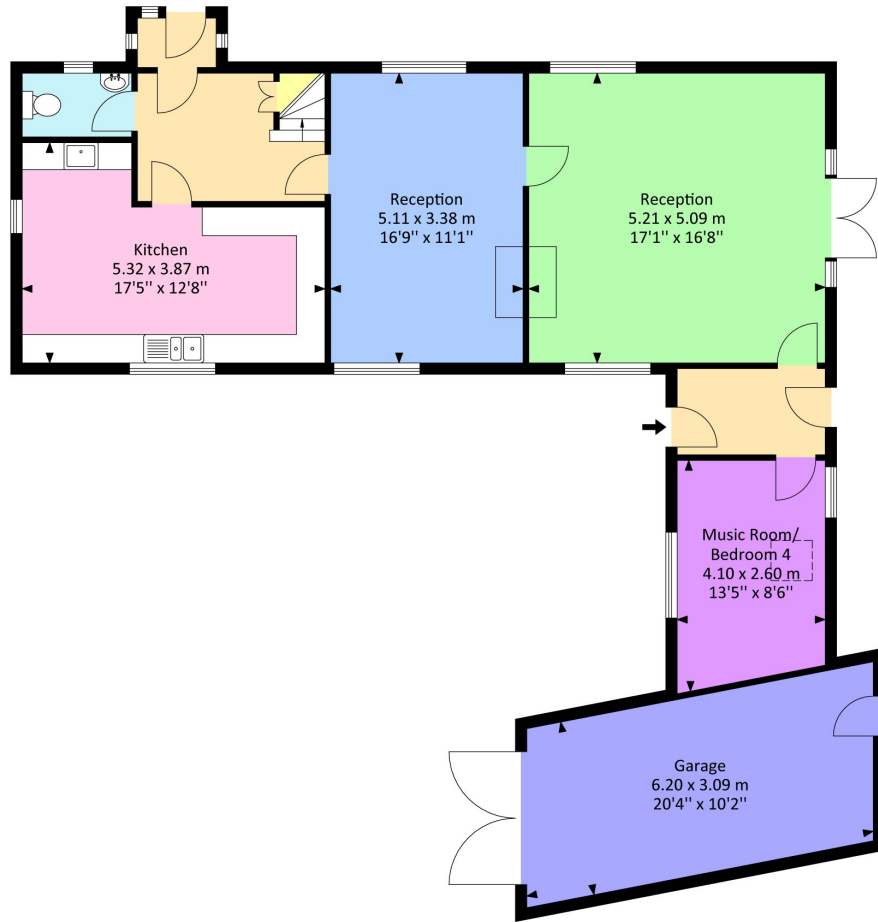
Rachels Cottage, Itchington, South Gloucestershire

Internal Area (Approx)

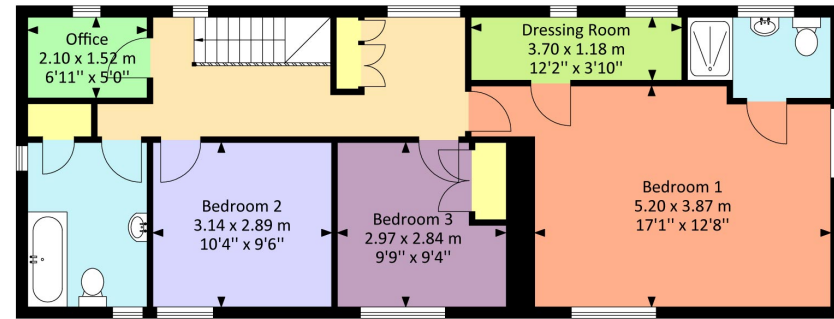
176.10 Sq.M / 1895.80 Sq.Ft

For identification only. Not to scale.

Produced by Energy Plus



Ground Floor



First Floor

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Don't miss out! Be the first to view this delightful detached cottage with kerb appeal, personality and oodles of character! Situated in the hamlet of Itchington, you have the benefit of a rural location yet within easy reach of amenities in Tytherington, Thornbury Town Centre and country rambles from the threshold. Approaching the front door from the gravelled driveway your eyes will instantly be drawn to the climbing roses and clematis which adorn the front of the property along with a single garage. Approaching the front door you can't wait to see what lies within and you won't be disappointed! Once inside a separate study/occasional bedroom can be found on the right and to the left is the hub of the house, a very welcoming triple aspect lounge with a feature stone fireplace with stained oak mantel above housing the wood-burning stove and French doors to the garden. A door leads through to the separate dual aspect dining room and on to the cottage style fitted kitchen/breakfast room with a range of units, integrated appliances, range cooker and butlers sink in the separate utility area. A handy cloakroom completes the ground floor. Back into the rear hallway and a staircase leads up to the first floor passing a useful box room on the way, where you will discover three bedrooms and family bathroom with jacuzzi bath! The dual aspect principle bedroom has been opened up and now boasts a fantastic vaulted ceiling and includes a walk-in wardrobe and its own en-suite. Outside is equally impressive with beautifully kept cottage gardens at the rear, enclosed and sectioned into different areas including a productive vegetable garden, mature plant and shrub borders full of interest and colour, plenty of areas to sit and enjoy your surroundings, mature trees and a summerhouse. We look forward to introducing you to this beautifully presented home both inside and out!

Situation

Itchington is in the Parish of Alveston and nestles between the A38 at Grovesend and the village of Tytherington with its community shop/post office, The Swan Public House, children's play park, Tytherington Rocks football club and St James Church. Alveston boasts a larger range of shopping facilities plus a primary and secondary school. For more extensive amenities Thornbury is approximately 3 miles distance with supermarkets, an active High Street, Leisure Centre, Golf club, restaurants and pubs. Itchington offers access to a wealth of country walks, including a footpath into Tytherington Village and for commuters, Bristol Parkway Station is 6 miles and a 20 minute drive.

Property Highlights, Accommodation & Services

- Delightful Detached Character Cottage In A Rural Setting
- Tytherington Village, Thornbury Town Centre And The A38 All within Easy Reach
- Beautifully Tended Mature Cottage Gardens
- Triple Aspect Lounge With Wood Burning Stove And French Doors To The Garden
- Separate Dining Room And Study/Occasional Bedroom
- Dual Aspect Fitted Kitchen With Integrated Appliances, Range And Separate Utility Area
- Principal Bedroom With Vaulted Ceiling, Walk-In Wardrobe And En-Suite Shower
- Two Further Bedrooms And Family Bathroom With Jacuzzi Bath
- Single Garage, Off Street Parking For At Least Three Cars
- Gas Central Heating (Bottled Gas), Double Glazing

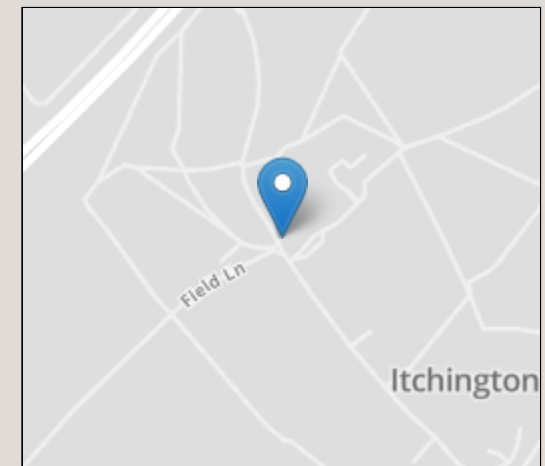
Directions

Travelling north on the A38 and just before the traffic lights at Grovesend, turn right into Itchington Road/The Slad. Continue along this lane passing under the motorway bridge. Proceed down the hill and at the clearing you will find Rachel's Cottage on the left hand side.

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

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		
(55-68)	D		65
(39-54)	E		
(21-38)	F		25
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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