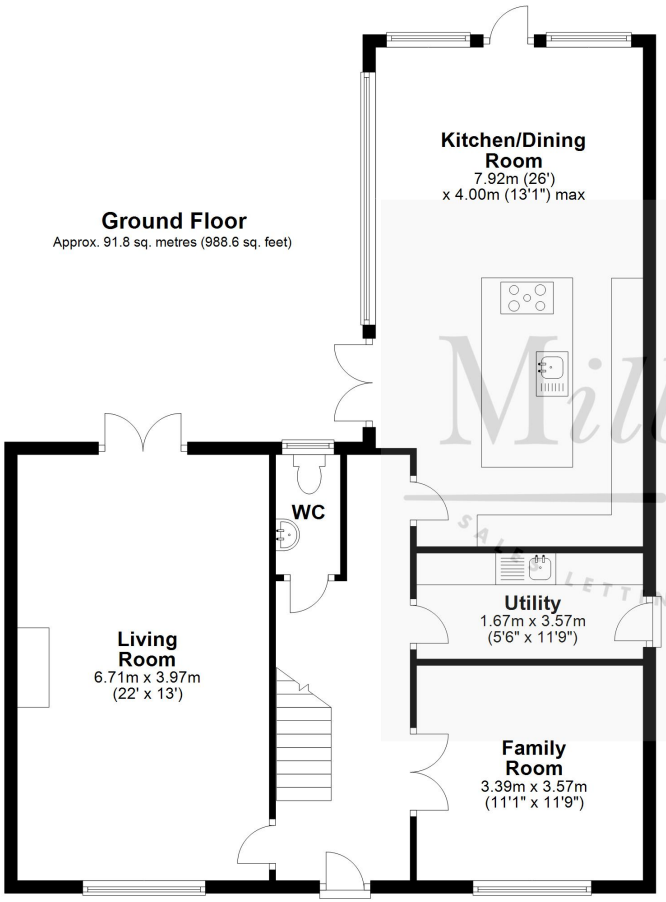
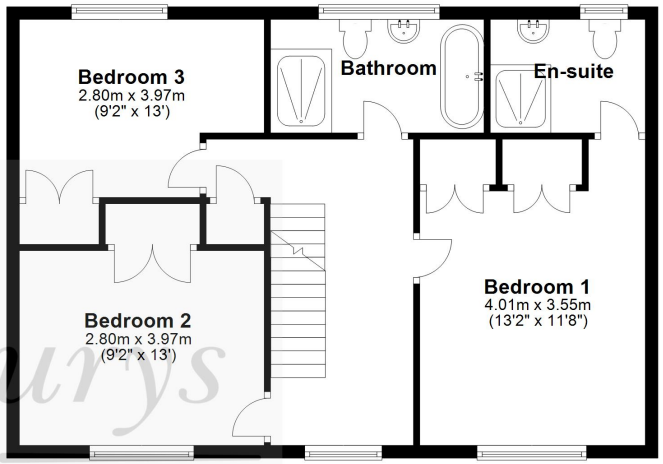
Walnut Tree House, Townwell, Cromhall, South Gloucestershire, GL12 8AQ **£665,000**

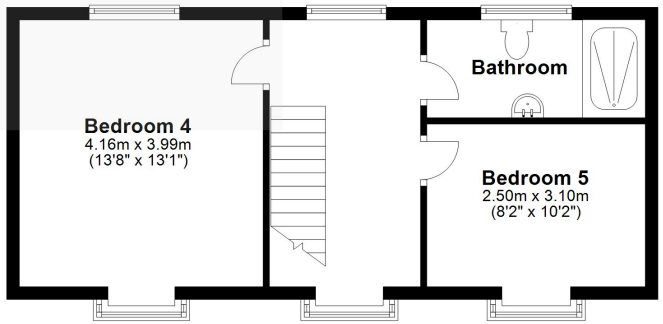
Ground Floor
Approx. 91.8 sq. metres (988.6 sq. feet)



First Floor
Approx. 66.6 sq. metres (717.4 sq. feet)



Second Floor
Approx. 40.8 sq. metres (439.1 sq. feet)



Total area: approx. 199.3 sq. metres (2145.0 sq. feet)

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

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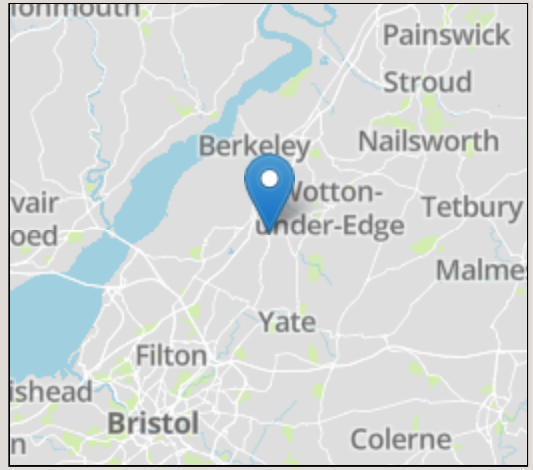
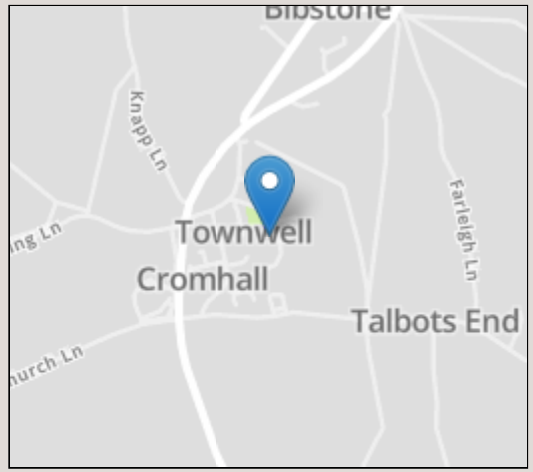
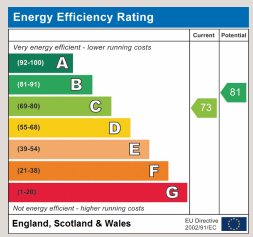
The Property Ombudsman

Walnut Tree House, Townwell, Cromhall, South Gloucestershire GL12 8AQ

This individually designed detached family home sits prominently in the centre of this popular village within easy reach of the community shop and walking distance of the local primary school and country rambles, straight from the front door. Presented to a high standard throughout, there is all the space required for a growing family including two separate reception rooms, the dual aspect lounge has French doors to the garden and a wood-burning stove, plus a formal dining room/family room. The generous kitchen/breakfast room certainly has the 'wow' factor, with a smart fitted kitchen complete with 'Aga', vaulted ceiling, plenty of space to sit and eat together and two sets of French doors leading to the garden. Five double bedrooms are spread across two floors, the principle bedroom has an en-suite, the family bathroom is on the first floor and a further shower room can be found on the top floor! The south-facing rear garden is enclosed with a generous area of patio, feature walnut tree offering privacy and shade on a warmer day and side pedestrian access. There is a further area of garden to the front and off-street parking. Benefits include a separate utility room, cloakroom, double glazing and oil central heating. Be the first to view!







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 and there is a community village shop with post office. The excellent village website www.cromhall.com provides a wealth of further information.

Property Highlights, Accommodation & Services

- Substantial Detached House, Central Village Location
- Walking Distance To Community Village Shop, St Andrews Primary School And Countryside Walks From The Threshold
- Presented Throughout To A High Standard
- Dual Aspect Lounge With Wood-Burning Stove, French Doors To Garden. Separate Dining Room/Family Room
- Fantastic Fitted Kitchen With Vaulted Ceiling, Central Island, Space For Dining Table And Chairs, Plus Two Sets Of French Doors To Rear Garden
- Five Double Bedrooms, Principle Bedroom With En-Suite • Family Bathroom Plus Additional Shower Room On Top Floor
- South Facing Enclosed Rear Garden With Generous Patio Area, Feature Walnut Tree And Lawned Area
- Oil Central Heating, Double Glazing, Separate Utility And Ground Floor Cloakroom • Off-Street Parking

Directions

From J14 of the M5, take the B4509 east. At the roundabout turn right onto the B4058. On reaching the centre of Cromhall, turn left into Townwell, just before the bus shelter, and Walnut Tree House can be found a short distance along on the right hand side.

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

Tenure - Freehold

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