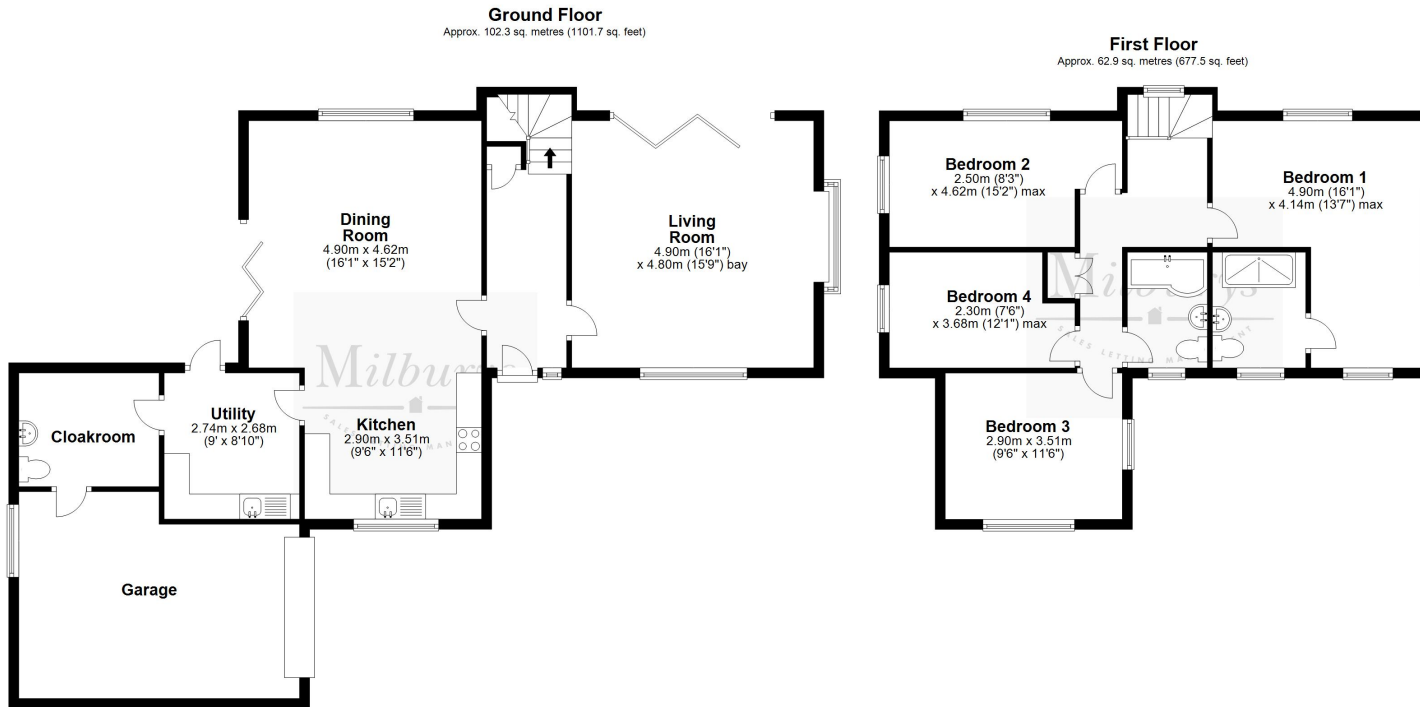


Milburys
SALES LETTING MANAGEMENT



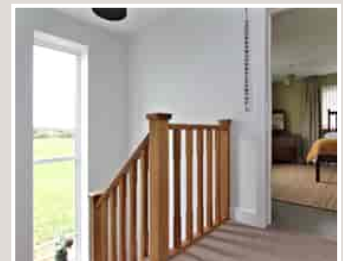
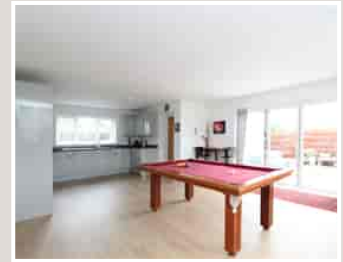
Field View, Church Lane, Cromhall, Wotton-under-Edge GL12 8AL

£599,950



Total area: approx. 165.3 sq. metres (1779.2 sq. feet)

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



Field View, Church Lane, Cromhall, Wotton-under-Edge GL12 8AL

An immaculately presented modern detached family home built in 2021 with far-reaching countryside views. Set in the village of Cromhall, the local primary school, community shop and pub are all within easy walking distance. On entering the property is a sizable entrance hall setting the scene perfectly, and includes a large picture window at the far end allowing light to flood in. To the right is a bright triple aspect living room with bi-fold doors looking out on to rolling fields and to the left the real hub of the home, an open-plan kitchen/diner with further access on to the garden and plenty of space to entertain. The kitchen is fitted with a quality range of units and worktops, leading through to the separate utility, perfect for kicking off those boots after a country ramble, separate cloakroom and access to the garage. Upstairs are four fantastic bedrooms, the principle bedroom with en-suite shower room as well as a family bathroom with shower over. Every rear window enjoys an open aspect over the fields behind. Outside is a pretty and enclosed patio area and access along both sides to a large drive with space for multiple vehicles. A sizable family home, in excellent condition throughout and if you are are looking for a property you can move straight into and enjoy everything countryside living has to offer, then this could be the house for you, call today to arrange a viewing!

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

- Modern Detached Family Home, Built in 2021, Immaculately Presented Throughout
- Tucked Away At The End Of A Private Driveway, Idyllic Location With An Outlook Across Open Countryside
- Village Location With Local Amenities All Within Walking Distance
- Triple-Aspect Living Room With Bi-Fold Doors And Outlook Over Fields
- Kitchen/Dining/Family Room With Luxury Fitted Kitchen And Doors To Patio
- Separate Utility Room And Boot Room, Integral Door To Single Garage
- Four Bedrooms, Bedroom One With En-Suite Shower Room, Family Bathroom With Shower
- Beautifully Tended Gardens And Generous Patio Area • Single Garage And Off-Street Parking For Several Vehicles

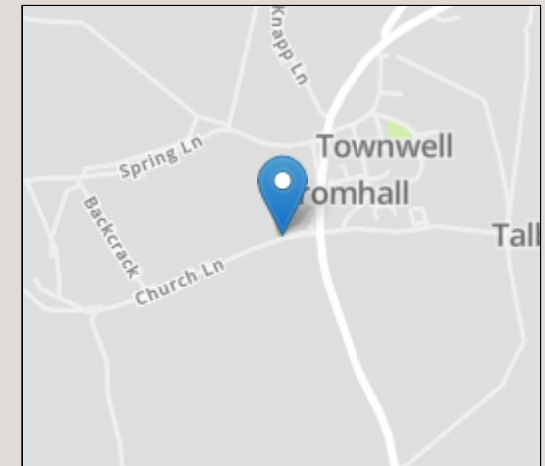
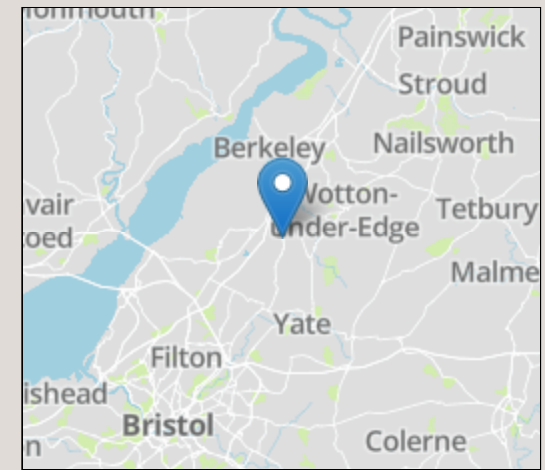
Directions

Entering Cromhall from the south along the B4058, in the centre of the village turn left at the crossroads into Church Lane. Continue along and Field View is tucked behind the last property on the left hand side, along a private driveway.

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

Tenure - Freehold

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	85	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Director	GOVERNANCE

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