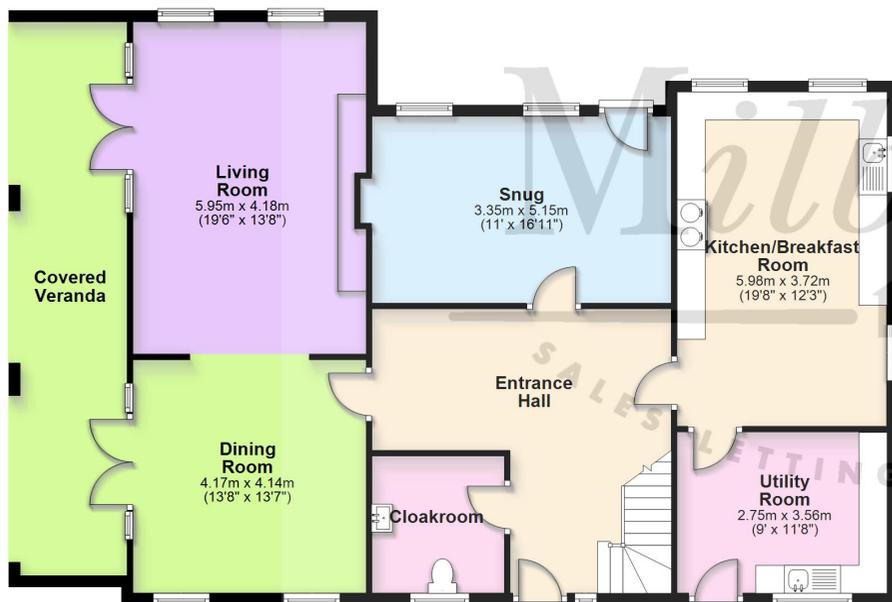


**The Grange** Bagstone Road, Bagstone, South Gloucestershire GL12 8BD

**£885,000**

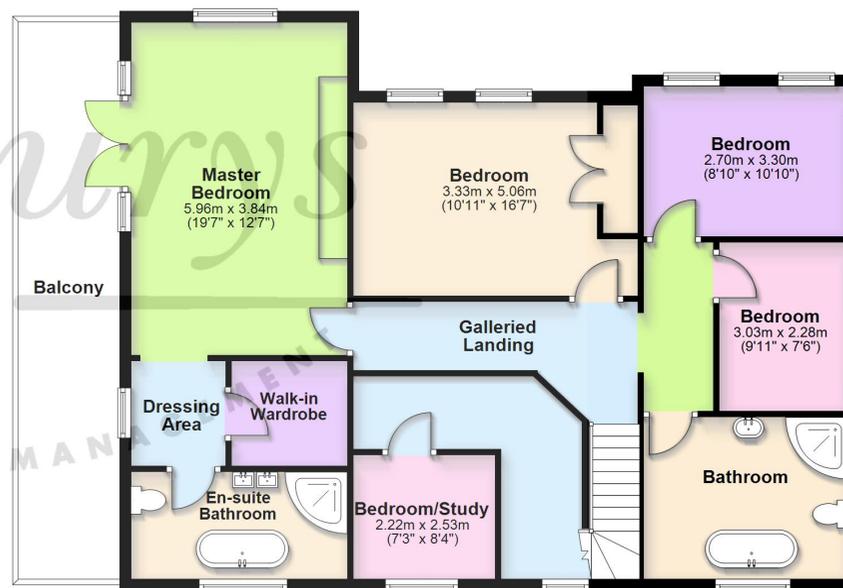
### Ground Floor

Approx. 142.5 sq. metres (1534.3 sq. feet)



### First Floor

Approx. 115.0 sq. metres (1237.6 sq. feet)



Total area: approx. 257.5 sq. metres (2771.9 sq. feet)

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

# The Grange Bagstone Road, Bagstone, South Gloucestershire GL12 8BD

Offered with No Onward Chain! An attractive detached family home located in a semi-rural location with impressive far reaching country views. Approached via Green Lane, the cottage has electric gates leading to a gravel driveway which enables ample parking for cars, caravan, trailer etc. Then a double garage which has an electric door and solar panels fitted to its roof providing subsidised electric plus an income. The property sits in just over a third of an acre with a wooded glade at the rear so has lots of privacy. Once inside there is plenty of room with good size proportions starting with an impressive open galleried landing that looks over the hallway. The accommodation comprises of a lounge with dual facing feature fireplace and log burner, which then flows into the dining room. Both areas have French doors that open onto a gorgeous veranda that overlooks the garden. There is also a smaller reception which benefits from the dual facing woodburner, a kitchen with AGA and a spacious utility/boot room. There is also a large guest cloakroom which has plenty of room for cloak hanging. A solid wooden floor flows through the ground floor which has recently been sanded down and treated. Upstairs there are four bedrooms and a work from home study. There is also a family bathroom plus an ensuite bathroom that leads off from bedroom 1. Bedroom 1 has a fantastic large balcony which takes in the views and the sunsets and can easily accommodate table and chairs for that morning coffee .... or for an evening glass of wine!

## Situation

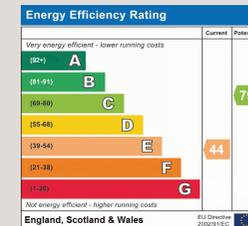
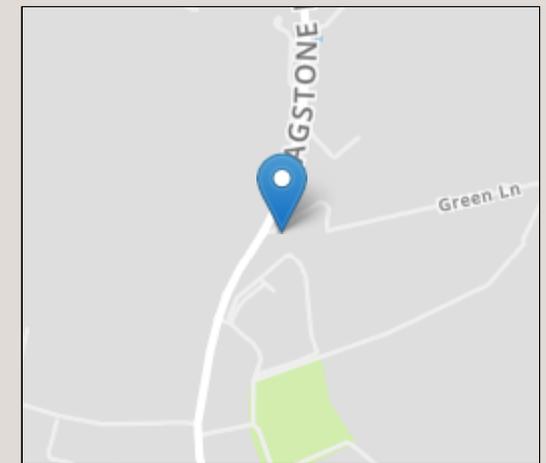
The popular villages of Cromhall, Tortworth, Tytherington and Rangeworthy are all just a short drive from Bagstone, which is located just some 4.5 miles from the M5 Junction 14 - ideal for commuters to Bristol or Cheltenham/Gloucester. Bagstone is a semi-rural location with lovely countryside surrounds and has access to many country walks, footpaths and bridleways. The nearby market towns of Chipping Sodbury, Thornbury and Wotton-under-Edge all have excellent amenities plus the railway station and shopping facilities found in nearby Yate are all within easy driving distance. There are several village primary schools in the area and very good secondary schools nearby such as Katharine Lady Berkeley in Kingswood or The Castle School in Thornbury.

## Property Highlights, Accommodation & Services

- Offered with NO ONWARD CHAIN!
- Lovely Detached Family Home in Semi-Rural Location
- Large Garden Backing onto a Wooded Area, Plus Far Reaching Country Views
- Electric Gates Leading to a Gravel Driveway and Double Garaging
- Spacious Interior with Galleried Landing and Feature Wooden Flooring
- Three Reception Areas Plus Kitchen with AGA
- Four Bedrooms Plus Study Upstairs
- Fantastic Balcony Leading off from Bedroom 1
- Double Glazing and Oil Central Heating
- Council Tax Band F - South Gloucestershire Council

## Directions

Travelling into Bagstone in the direction of Wotton under Edge, go past the Rose and Crown Public House in Rangeworthy (on your right) and shortly after you will see the Bagstone village sign on your right at the start of Green Lane. Turn in here where you will see The Grange immediately on your right with double electric gates.



IMPORTANT NOTICE Milburys Estate Agents Ltd, their clients and any joint agents give notice that they have not tested any apparatus, equipment, fixtures, fittings, heating systems, drains or services and so cannot verify they are in working order or fit for their purpose. Interested parties are advised to obtain verification from their surveyor or relevant contractor. Statements pertaining to tenure are also given in good faith and should be verified by your legal representative. Digital images may, on occasion, include the use of a wide angle lens. Please ask if you have any queries about any of the images shown, prior to viewing. Where provided, floor plans are shown purely as an indication of layout. They are not scale drawings and should not be treated as such. Complete listings and full details of all our properties (both for sale and to let) are available at [www.milburys.co.uk](http://www.milburys.co.uk)





# Milburys



SALES LETTING MANAGEMENT



[www.milburys.co.uk](http://www.milburys.co.uk)

