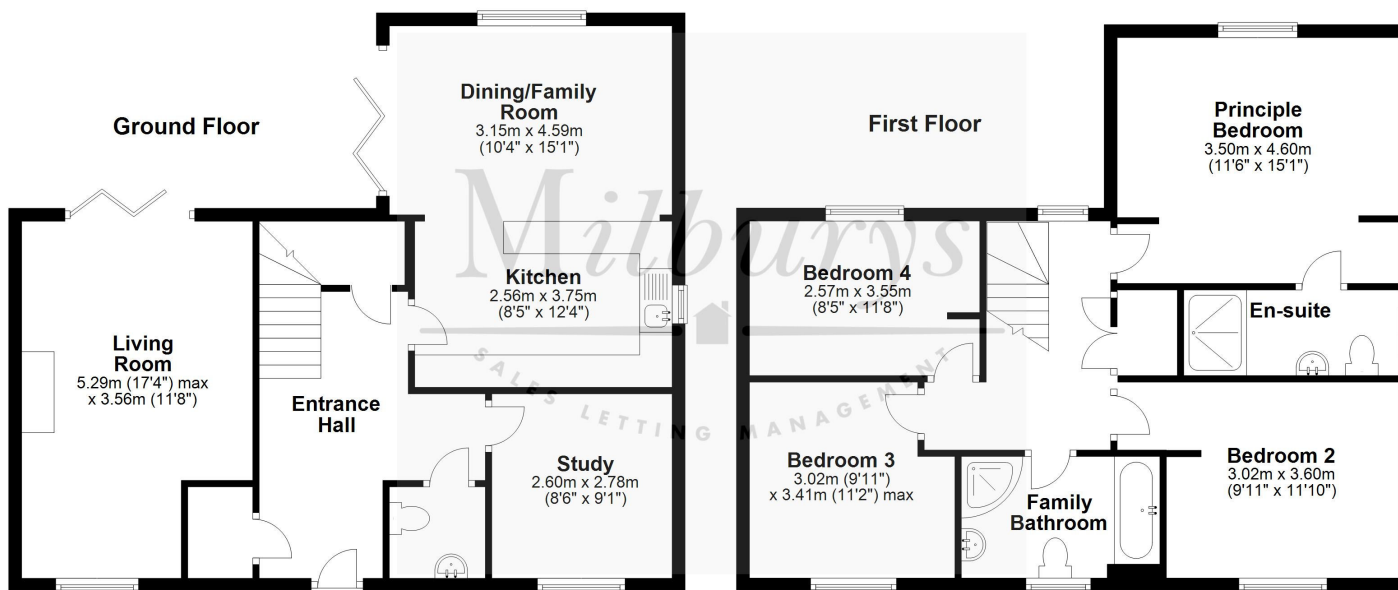




7 The Chestnuts Hardwicke Close, Tytherington, Wotton Under Edge GL12 8FE

£665,000

Plot 7



Total area: approx. 138.3 sq. metres (1489.1 sq. feet)

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



7 The Chestnuts Hardwicke Close, Tytherington, Wotton Under Edge, South Gloucestershire, GL128FE

If you're in search of practical family living within a stunning home and exceptional location, look no further! This luxurious development is nestled in a semi-rural setting off New Road, elevated to offer country walks right from your doorstep, with the village pub and shop just down the hill, opposite the parish church and children's play park. This last available property of seven, clad in stone with a wooden porch and overlooking the green with its protected chestnut tree, boasts curb appeal in abundance. The home features a spacious entrance hall leading to a dual-aspect living room with bi-fold doors opening to the rear garden and a wood-burning stove for cozy evenings, as well as a magnificent kitchen/dining/living area with high quality cabinetry, sleek countertops, and integrated appliances, plus the bonus of an office/playroom on the ground floor. The upper level offers four superb double bedrooms, the principal with dressing area and an ensuite shower room, and a family bathroom with both a shower and separate bath. Completing this property is a large, sunny garden with a patio area ideal for outdoor dining, and a lawn. Eco-friendly features include electric air-source heating (underfloor on the ground floor, radiators upstairs), electric car-charging points, and double glazing. If a move-in-ready family home in an exclusive development, yet close to all essential local amenities is what you desire, this is the place for you. Call today to schedule your viewing!

Situation

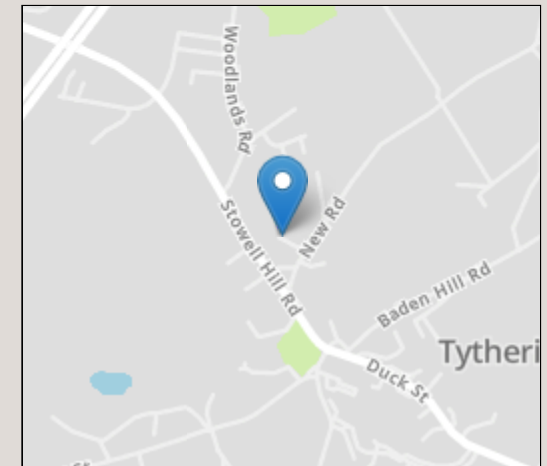
The village of Tytherington is situated a short drive south of M5 Junction 14 - ideal for commuters to Bristol or Cheltenham/Gloucester. For commuters, Bristol Parkway Station is 6 miles away and a 20 minute drive. The nearby local centres of Thornbury and Wotton-under-Edge provide excellent shopping facilities and amenities. The village has a Community Shop with Post Office, The Swan public house, St James Parish Church, a children's play park and a football club, Tytherington Rocks. <https://mythornbury.co.uk/thornbury/tytherington> provides further information

Property Highlights, Accommodation & Services

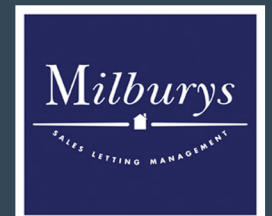
- Last One Remaining! Immediate Occupation Available
- One Of Seven Brand New Homes On A Select Village Development
- Walking Distance To Village Amenities Including The Swan Public House & Restaurant, Community Shop And Country Rambles From The Threshold
- Lounge With Wood Burning Stove, Separate Study/Playroom
- Stunning Kitchen/Dining Room With Integrated Appliances, Quartz Worktops And Bi-Fold Doors To Garden
- Four Double Bedrooms, En-Suite And Family Bathroom With Separate Shower Cubicle
- Air Source Heat Pump with Underfloor Heating (Ground Floor), Radiators Upstairs, Double Glazing
- Generous Garden To Rear With Large Patio Area, Outlook Across Protected Chestnut Trees
- Block Paved Driveway, Off-Street Parking And Electric Charging Point
- Carpets, Flooring And Tiles Included, ICW 10 Year Warranty

Directions

Travelling into the village from the direction of the A38, pass under the M5 bridge, drop down the hill and take the second left into New Road. The entrance to 'The Chestnuts' is a short way up on the left hand side behind the three houses overlooking the open green that you will have just passed.



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