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SALES LETTING MANAGEMENT

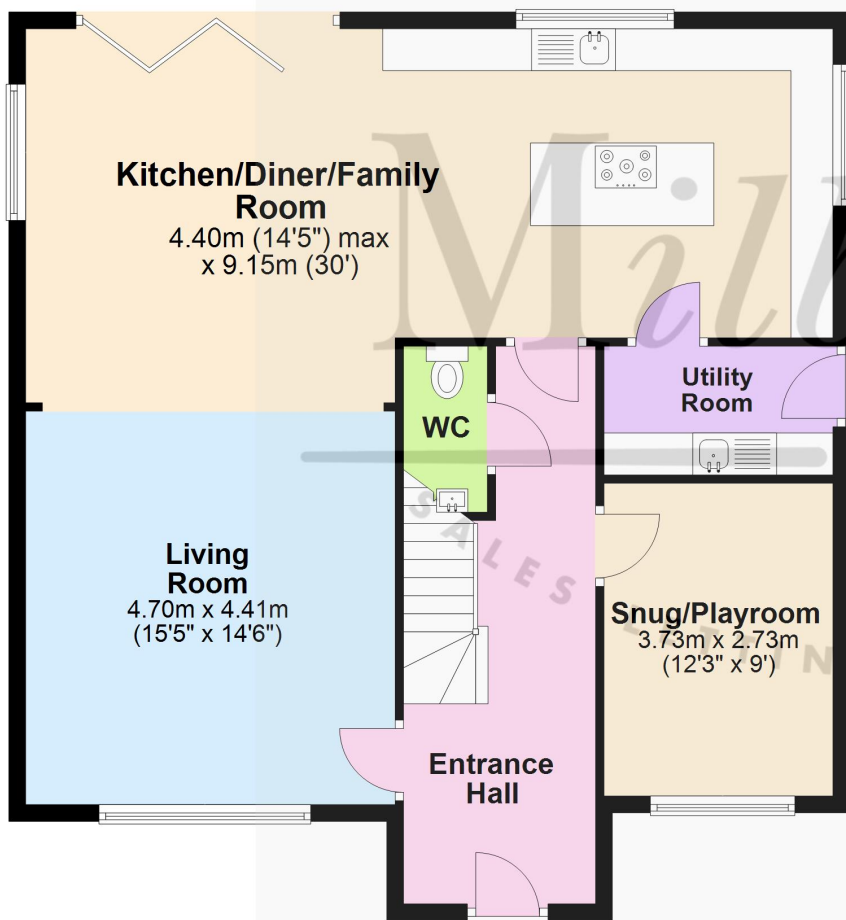


Orchard House, Bagstone Road, Bagstone, South Gloucestershire GL12 8BD

£895,000

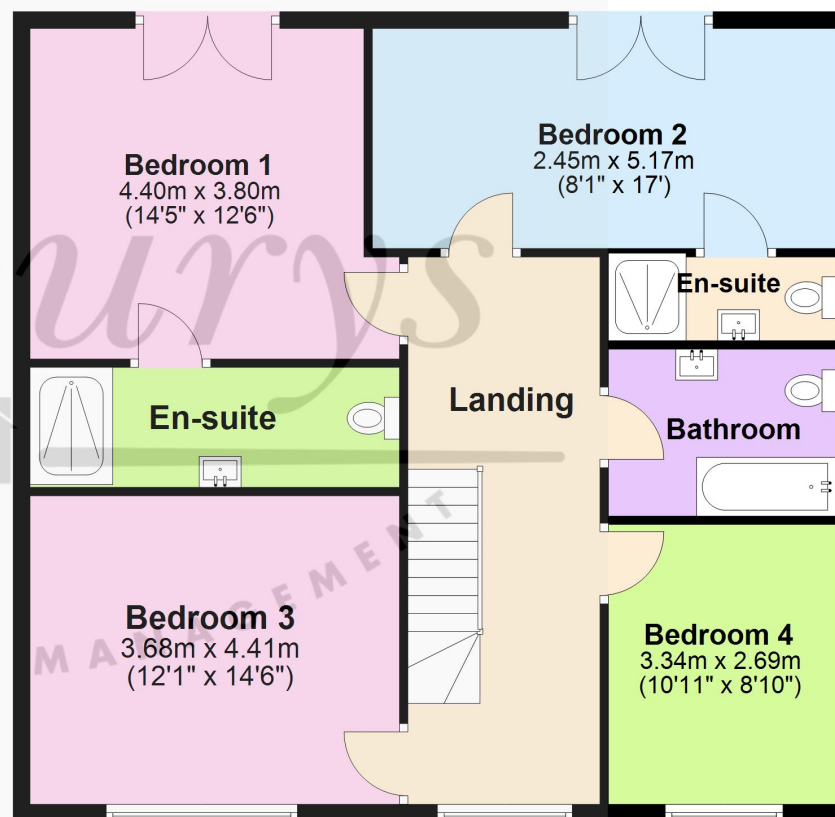
Ground Floor

Approx. 91.6 sq. metres (986.2 sq. feet)



First Floor

Approx. 88.7 sq. metres (954.7 sq. feet)



Total area: approx. 180.3 sq. metres (1940.9 sq. feet)

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

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Completed in 2024, this substantial New Build family home has a fantastic amount of living space and comes with a large garden that backs directly onto open fields, providing lovely far reaching views! At the front there is a large gravel driveway which provides ample parking space plus there is access to the double garage which has power and lights. The front also faces open fields so the property has a lovely private semi-rural feel, whilst still having neighbours and easy access to local villages, market towns and the M5 junction 14. Inside there is a spacious hallway, a great open plan kitchen/diner/family room which flows into the lounge (with log burner) and a separate smaller snug or playroom downstairs. The kitchen has a large central island and wooden work surfaces, whilst the dining area has some bi-folds which lead straight into the rear garden. There is also a guest WC and a Utility room. Upstairs has four double bedrooms, two of which have en-suites plus feature Juliette balconies that provide a great open aspect looking down the garden and across the surrounding fields. The property also benefits from a super low EPC rating made better still by the fitted solar panels on the roof.

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 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

- Substantial NEW BUILD Detached Family Home
- Large Plot Backing onto Open Countryside
- Fantastic Open Views to Front and Rear
- Open Plan Kitchen/Dining/Family Room
- Log Burner in Main Sitting Room
- Snug Reception / Playroom
- 4 Large Double Bedrooms
- 2 Ensuite Shower Rooms and Family Bathroom
- Double Garage and Ample Driveway Parking
- Oil Central Heating, Solar Panels, Private Drainage
- Council Tax - TBC

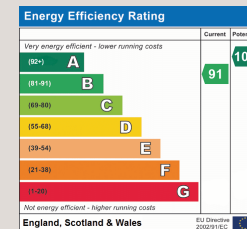
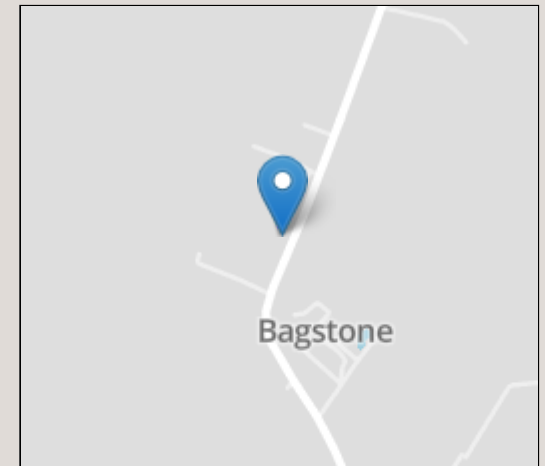
Directions

Orchard House can be found on the B4058 on the northern edge of the village. Coming from Yate pass through Rangeworthy into Bagstone and the property will be found on your left hand side, shortly before the turning to Tytherington.

Local Authority & Council Tax -

Tenure - Freehold

Contact & Viewing - Email: chippingsodbury@milburys.co.uk Tel: 01454 318338



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