

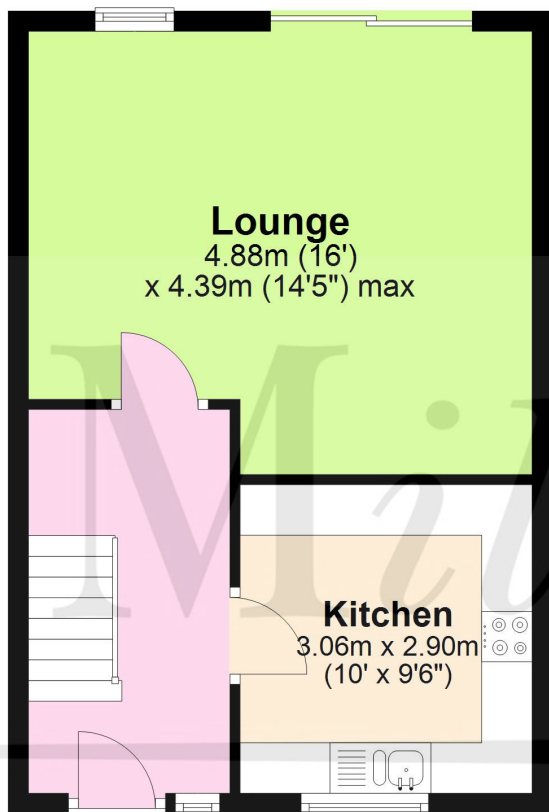


4 Cavendish Close, Tormarton, Badminton, South Gloucestershire GL9 1JW

£385,000

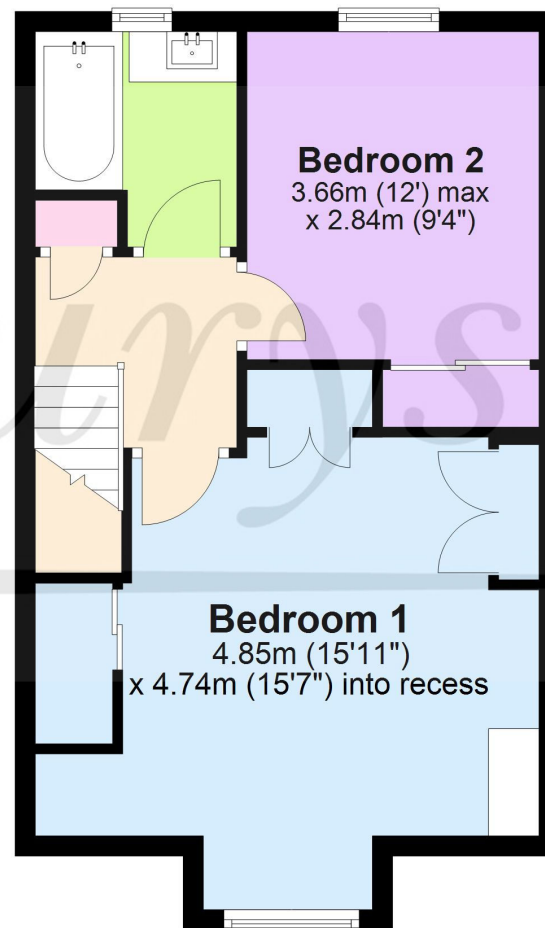
Ground Floor

Approx. 37.3 sq. metres (401.3 sq. feet)



First Floor

Approx. 52.4 sq. metres (564.1 sq. feet)



Total area: approx. 89.7 sq. metres (965.4 sq. feet)

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

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Cavendish Close is a small select mews of houses overlooking a private enclosed courtyard. Originally a dairy farm which was part of the Badminton Estate, the development was completed in the late 1980s and comprises of just 7 individual homes. Once through the feature arched entranceway number four is located just in front of you where you will see an attractive car port which can shelter 2 cars, an electric car charger and a small patio area at the front. Once inside this mid-terrace home you will find the deceptively spacious accommodation has been exceptionally well maintained and updated by the current owners. They have a fitted a beautiful high specification kitchen with quartz worksurfaces and fully fitted with Neff appliances, a new bathroom suite, plastered ceilings, added solar panels on the roof to ensure lower electricity bills and an air source heat pump for the central heating! Also there is Upvc double glazing. The lounge has enough space for a dining table and sliding doors which lead out to an enclosed and private patio area. The patio is easy to maintain and backs directly onto open countryside that is still part of the Badminton estate. Upstairs there are two very good size bedrooms, the rear one (also suitable as the master) having far reaching field views. The property is ideal for dog walkers and ramblers as there are many country walks close to the property. The sellers are hoping to buy a new build house which would be the END OF CHAIN!

Situation

Tormarton is a picturesque Cotswold village approximately 4 miles from the market town of Chipping Sodbury and 11 miles from Chippenham. The village is very pretty with some wonderful character homes and enjoys beautiful countryside surrounds. It is ideal for commuters as Bath and Bristol are both easily accessible via Junction 18 of the M4, which is only 1.7 miles away. Likewise the nearby A46 takes you North to Stroud, Westonbirt Arboretum and Tetbury. The village has its own church, 18th century Compass Inn with restaurant and bar, playgroup/nursery and children's play area. Nearby the village of Acton Turville has a village shop, public house and the 'Trinity' C of E Primary School. The nearby Badminton Estate offers sporting, cultural and family events all year round, most notable being the world-famous Horse Trials.

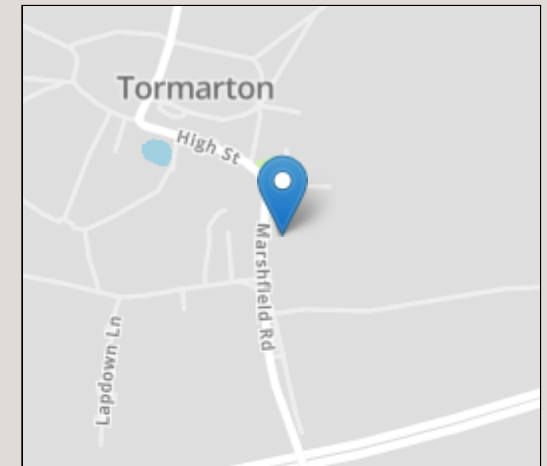
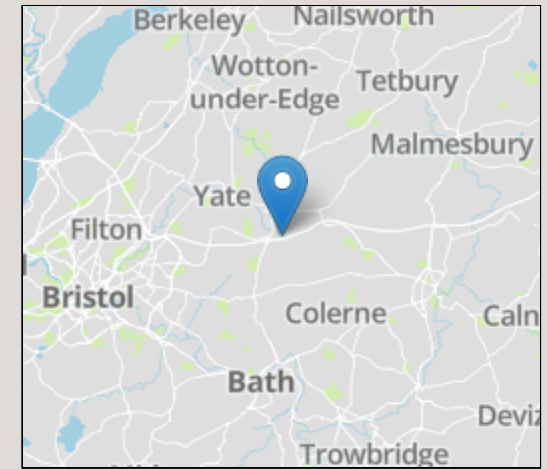
Property Highlights, Accommodation & Services

- Select Development of Just 7 Individual Houses
- Mid-Terrace Cottage Style Home with Deceptively Spacious Accommodation
- Easy Access to M4 and A38 Road Networks, Plus to Nearby Market Towns
- Central Village Location with Easy Access to Public Footpaths and Open Countryside
- Beautifully Presented with Modern Kitchen and Bathroom
- Large Lounge with Space for Dining Table
- Two Double Bedrooms, Far Reaching Views to the Rear
- Air Source Heat Pump Fitted in 2022 PLUS Solar Panels and Car Charging Point
- Leasehold of 999 Years (Freehold Owned by Residents) - Annual Management Fee of £230 Apply
- Council Tax Band D - South Gloucestershire Council

Directions

From the centre of Tormarton village take the Marshfield Road (toward Marshfield) and look for the high stone wall on the left hand side which leads into the private courtyard, which is Cavendish Close. If you pass Norley Lane on your right hand side you have just passed it.

Local Authority & Council Tax - South Gloucestershire Council - 01454 868686 - Tax Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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