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SALES LETTING MANAGEMENT

**The Grange, Duck Street, Tytherington, South Gloucestershire GL12 8QB**

**£1,575,000**



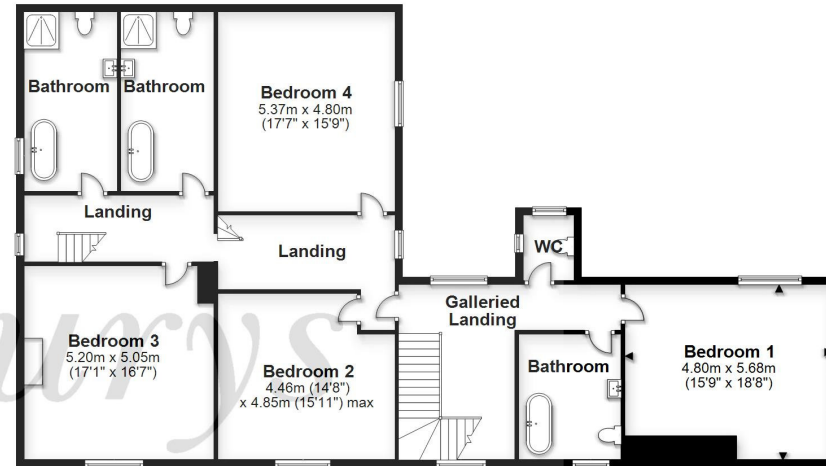
## Ground Floor

Approx. 311.7 sq. metres (3354.8 sq. feet)



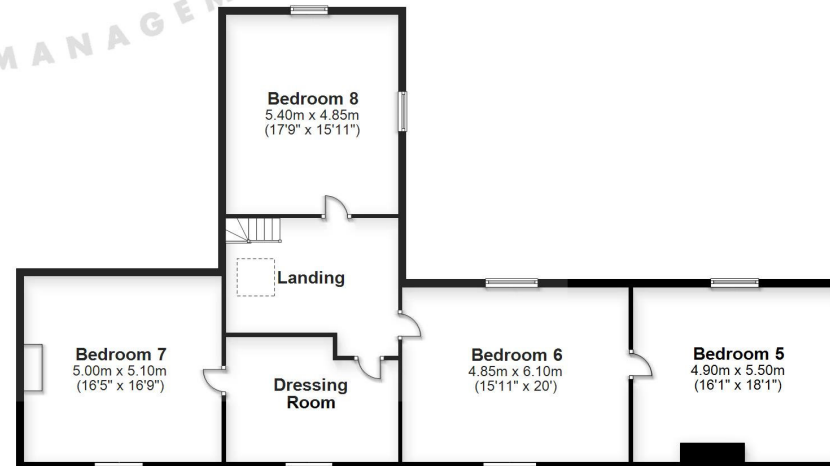
## First Floor

Approx. 176.1 sq. metres (1895.7 sq. feet)



## Second Floor

Approx. 138.0 sq. metres (1485.2 sq. feet)



Total area: approx. 625.8 sq. metres (6735.7 sq. feet)

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

# The Grange, Duck Street, Tytherington, South Gloucestershire GL12 8QB

An exceptional eight-bedroom, Grade II Listed manor house set in circa 1.1 acres of private gardens. Approached via a sweeping driveway, this magnificent, detached home exudes timeless elegance and abundant character. The property seamlessly blends period grandeur with versatile modern living, in a much-loved village location. A striking entrance hallway, with its grand staircase welcomes you in and offers an immediate sense of refinement. The ground-floor provides an array of reception spaces, including the central drawing room, the heart of the home with access via French doors to the walled garden, a sizeable snug/music room, and a further reception room currently used as an indoor workshop. The kitchen/dining area is charming, featuring quality wall and base units, solid work-tops, fitted appliances and 'Aga', supported by a practical utility space, a scullery and cloakroom. A guest suite and children's playroom to the rear provide superb flexibility for family life and entertaining alike. The first-floor is home to an impressive principal suite, complete with a luxurious bathroom adjacent. Three further double bedrooms are served by two beautifully finished family bathrooms. To the second-floor, three additional bedrooms - one featuring a private dressing area and sitting room, all offer outstanding adaptability, whether as guest accommodation, home-office or space for multi-generational living. Externally the grounds are a true highlight. Lawns, mature planting and a variety of outdoor seating areas create a serene and private setting. Both the approach and generous gardens frame the property in a manner benefitting its history and grandeur. This is a rare opportunity to acquire a home of significant architectural importance, offering highly versatile accommodation and an exceptional lifestyle in a perfect setting.

## Situation

The village of Tytherington is situated a short drive south from M5 Junction 14 - ideal for commuters to Bristol or Cheltenham/Gloucester. Bristol Parkway Station is 7 miles away to the south west, predominantly along country lanes. The nearby local centres of Thornbury, Chipping Sodbury and Wotton-under-Edge provide excellent shopping facilities and amenities. The village has a community shop with post office, a public house, church and a playgroup in the village hall.

## Property Highlights, Accommodation & Services

- Magnificent Grade II Listed Detached Manor House
- Eight Bedrooms Arranged Over Three Floors, Offering Versatile Living Accommodation
- Set Within Circa 1.1 Acres In A Sought After Village Location, With A Sweeping Driveway And Expansive Lawns
- Multiple Reception Spaces Including The Central Drawing Room, Snug, Playroom And Workshop
- Beautifully Presented Kitchen/Diner With Utility, Scullery And Wine Store
- Principle Bedroom With Adjacent Bathroom, Two Further Family Bathrooms
- Ground Floor Guest Room With En-Suite Bathroom
- Broadband Superfast Full-Fibre, Oil Central Heating And Mains Drainage
- Secreted Away And Yet A Short Stroll To The Local Pub, Play Area, Village Hall And Post Office
- Retained Character Features Throughout

## Directions

Entering Tytherington from the A38, drive down the hill passing the church on your left hand side and the Swan Public House on your right. The wooden gates and entrance to The Grange are immediately after Baden Hill Road on the left hand side.

**Local Authority & Council Tax** - South Gloucestershire - Tax Band H

**Tenure** - Freehold

**Contact & Viewing** - Email: [mil\\_thornburysales@milburys.co.uk](mailto:mil_thornburysales@milburys.co.uk) Tel: 01454 417336



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