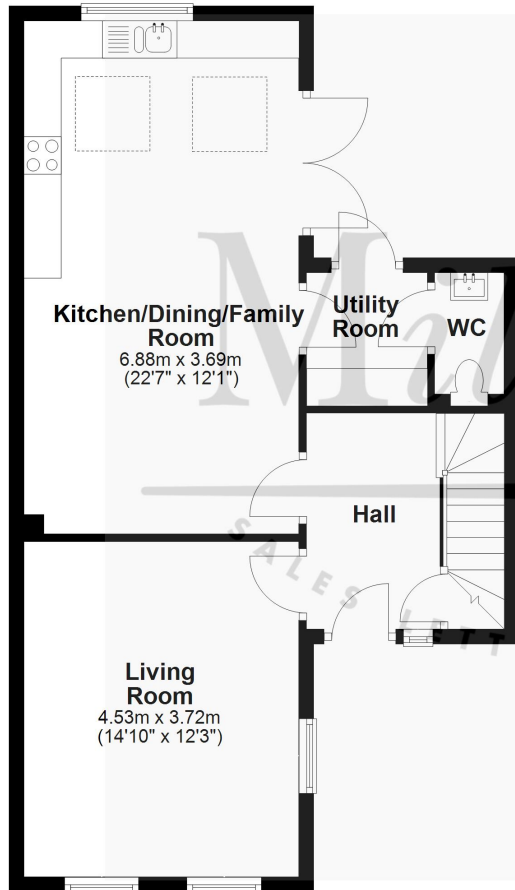
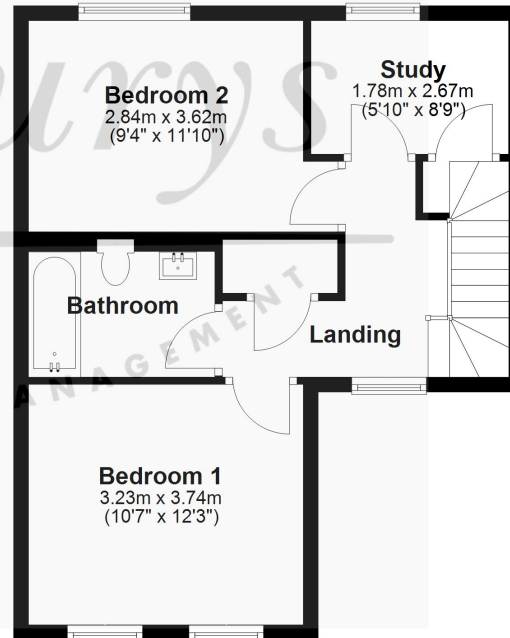




Ground Floor



First Floor



Total area: approx. 98.6 sq. metres (1061.0 sq. feet)

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



4A Itchington Road, Tytherington, South Gloucestershire GL12 8QE

Brand-new 'cottage-style' home with all 'mod-cons' – just check out the kitchen/dining/family room! An exciting opportunity to acquire one of two brand-new homes in the popular village of Tytherington. Now in the final stages of build are these two delightful new village homes, extending an existing terrace of stone cottages, combining the old with the new. No. 4A is situated on a corner plot with far-reaching views over open fields on the opposite side of the lane in front. There is off-street parking to the front and gardens to the rear. Practical modern eco-benefits include air-source heating and triple-glazed windows. Carpets and 'Karndean' pale limed oak flooring are included, all ready for new owners to move straight in. Each house features an entrance hall and staircase, cloakroom, and a utility room with an external door. There is a dual-aspect living room at the front and a generous kitchen/dining/family room at the rear - with French doors to the side and windows overlooking the garden. The kitchen area, with skylights above, is fitted with 'Wren' cabinets and marble effect work-tops, with integrated appliances. Moving upstairs you will discover a study just off the landing, a useful storage cupboard, plus the two double bedrooms and the bathroom. Properties come with the benefit of a 10 Year ICW Building Warranty. What are you waiting for?!

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

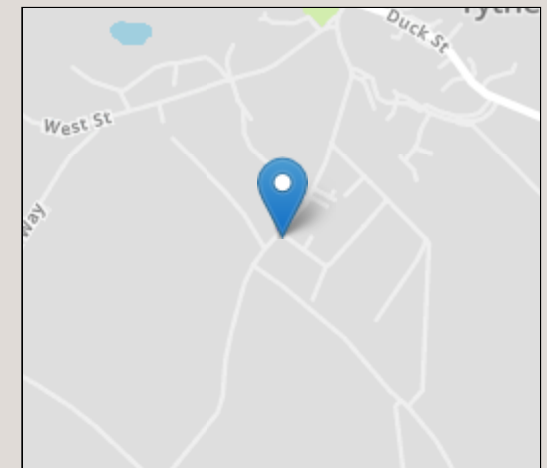
- One Of Two Brand New Cottage Style Properties
- Village Location - Amenities Within Walking Distance And Country Walks From The Threshold
- Thornbury, Yate, Chipping Sodbury And Wotton-under-Edge All Within Easy Reach
- Quality Fittings Throughout Including Internal Wooden Doors, 'Wren' Kitchen With Integrated Appliances And Power Shower
- Lounge With Double Windows To Front, Generous Kitchen/Dining/Family Room With Aspect Across Rear Garden
- Two Double Bedrooms And Separate Study - Family Bathroom With Power Shower • Separate Utility And Ground Floor Cloakroom
- Air Source Heating And Triple Glazed Windows, French Doors To Garden
- Carpets And Flooring Included, 10 Yr ICW Building Warranty
- Off-Street Parking To The Front And Enclosed Rear Garden Laid To Lawn And Patio

Directions

Dropping down into the village from the direction of the A38, look out for 'The Swan' on the right hand side opposite the parish church. Turn right just before, follow through under the railway bridge and look out for Southlands on your left hand side. The development will be facing you on the opposite corner as you turn in.

Local Authority & Council Tax - South Gloucestershire - Tax

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JERSEY

DEVELOPMENTS

