

Milburys

SALES LETTING MANAGEMENT

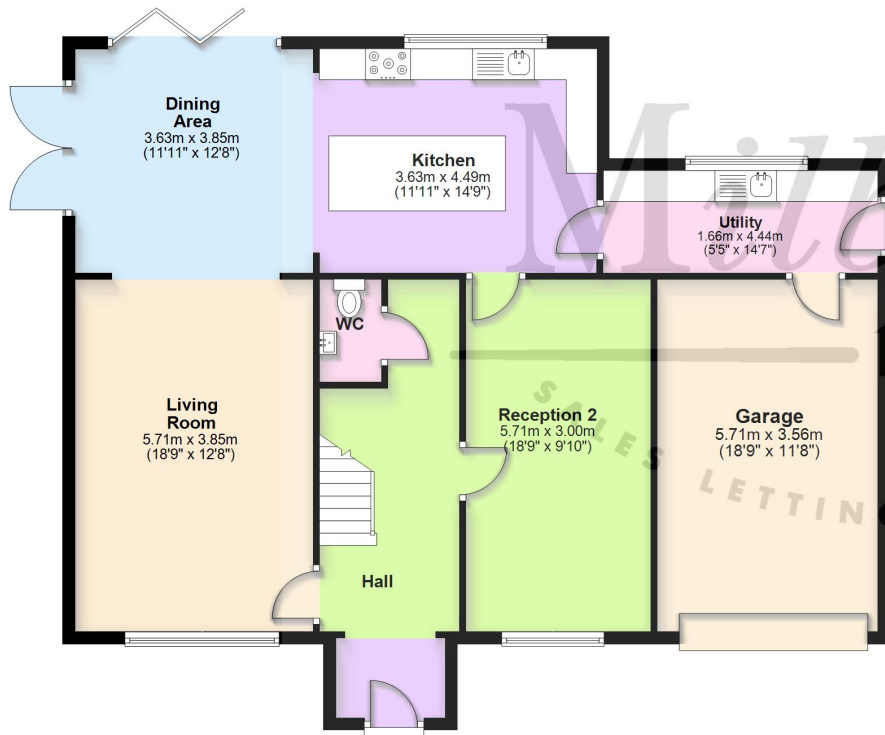


Orchard Cottage, Bagstone Road, Bagstone, South Gloucestershire GL12 8BD

£885,000

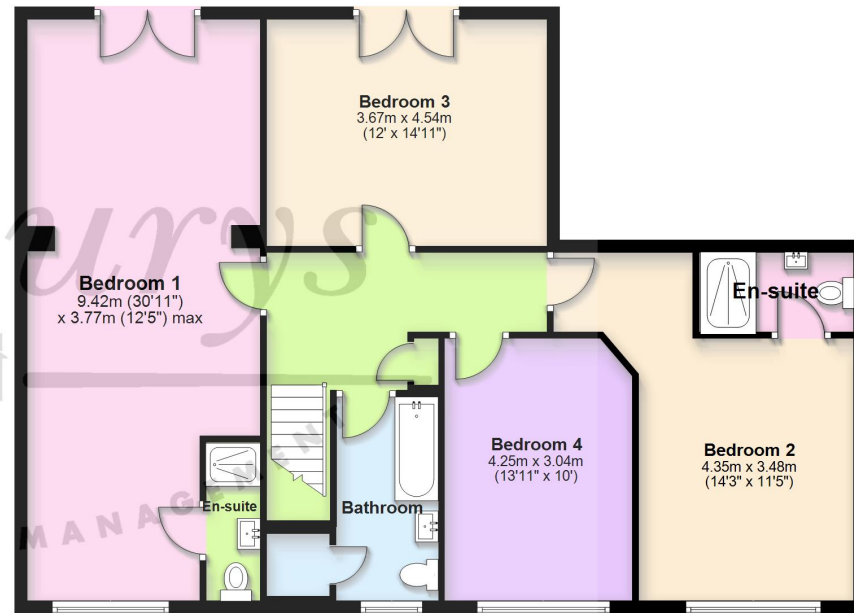
### Ground Floor

Approx. 116.0 sq. metres (1249.0 sq. feet)



### First Floor

Approx. 107.3 sq. metres (1154.7 sq. feet)



Total area: approx. 223.3 sq. metres (2403.7 sq. feet)

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

# Orchard Cottage, Bagstone Road, Bagstone, South Gloucestershire GL12 8BD

Vendor already found, so no onward chain! Built just 3 years ago in 2022, this lovely spacious family home is one of an attractive pair with beautiful countryside surrounds and far reaching views both to the front and rear. With a back garden stretching out onto open fields behind, the property also comes with ample parking space on its large gravel driveway. There is a wide gated access to the back plus an oversized single garage to the front. Built in the back garden is a timber decked bar area plus a well concealed metal storage container which supplements the garage with lots of secure storage space. Once inside the house the hallway will take you into a large open plan L-shaped kitchen/diner/lounge. With feature Bi-folds giving you a fantastic outlook over the garden and to the far off hills beyond, this great open space is the real heart of the home. From the dining area it then opens into the main reception which has a feature fireplace with log burner. There is also a second reception room which is of a good size and currently used as a gym. Lastly on the ground floor there is a guest WC and a utility room which has a very handy connecting door into the garage. Upstairs the layout has 4 double bedrooms, two en-suites and a family bathroom. One bedroom is HUGE and runs from front to back with a feature Juliette balcony and dual aspect views. This room could easily be changed into 2 double bedrooms if someone wanted 5 bedrooms instead upstairs. The property has been built with Solar panels, oil central heating and has mains drainage.

## Situation

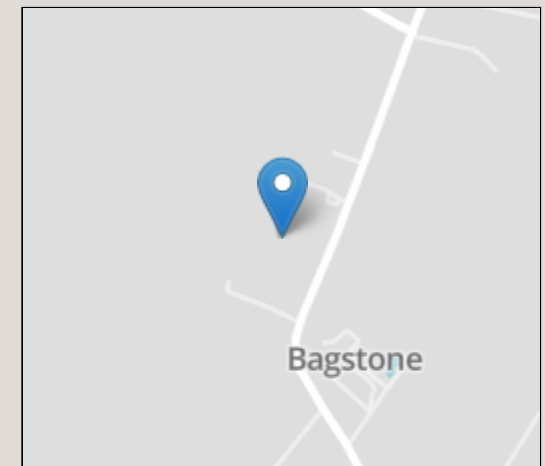
The popular villages of Cromhall, Tortworth, Tytherington and Rangeworthy are all just a short drive from Bagstone, which is located just some 4.5 miles from the M5 Junction 14 - ideal for commuters to Bristol or Cheltenham/Gloucester. Bagstone is a rural location with lovely countryside surrounds and 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

- Only 3 Years Old (Built in 2022) with Remainder of 10 Year Guarantee
- Vendors Found Their Onward Home which is VACANT!
- Spacious Detached Family Home with Far Off Views and Attractive Countryside Surrounds
- Semi-Rural Village Location with Easy Road Access to Local Market Towns, Bristol and M5/M32 Junctions
- Spacious Open Plan Kitchen, Diner, Lounge PLUS Second Reception
- 4 Large Double Bedrooms, Two En-suites and Two Juliette Balconies
- Large Gravel Driveway with Ample Parking and Oversized Single Garage
- Timber Clad Garden Store and Outside Bar Area
- Solar Panels, Oil Central Heating and Mains Drainage
- Council Tax Band E - South Gloucestershire Council

## Directions

Orchard Cottage 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	92	94
(81-91)	B		
(69-80)	C		
(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			

IMPORTANT NOTICE Milburys Estate Agents Ltd, their clients and any joint agents give notice that they have not tested any apparatus, equipment, fixtures, fittings, heating systems, drains or services and so cannot verify they are in working order or fit for their purpose. Interested parties are advised to obtain verification from their surveyor or relevant contractor. Statements pertaining to tenure are also given in good faith and should be verified by your legal representative. Digital images may, on occasion, include the use of a wide angle lens. Please ask if you have any queries about any of the images shown, prior to viewing. Where provided, floor plans are shown purely as an indication of layout. They are not scale drawings and should not be treated as such. Complete listings and full details of all our properties (both for sale and to let) are available at [www.milburys.co.uk](http://www.milburys.co.uk)





# Milburys



SALES LETTING MANAGEMENT



