



WILLOW HOUSE RANGEWORTHY

Individual and beautifully modern, Willow House comprises a substantial 3200sq ft family home in about a third of an acre. It is located in a semi-rural spot and enjoys country views yet offers easy access to local amenities.

This wonderful light and airy home has spacious accommodation of a little over 3200 square feet (not including the triple garage) and has the potential of creating a self contained annexe, as there is an additional staircase that leads from the garage to the first floor. The current accommodation includes porch, entrance hall, impressive kitchen breakfast room, lounge, snug, dining room, utility, gym, office, cloakroom, master bedroom with vaulted ceiling, walk-in wardrobe and ensuite bathroom, 4 further double bedrooms with guest ensuite and family bathroom. Outside the property sits in about a third of an acre of beautifully planted and landscaped gardens. Clever use of curved hedging really makes the most of the space providing a choice of seating areas. Driveway parking for several cars set behind electric gates is available in front of the triple garage. Vendors suited.



£895,000

COUNTRY
PROPERTY

Willow House, Tanhouse Lane, Rangeworthy, South Gloucestershire, BS37 7QA

🌿 Detached Property 🌿 5 Bedrooms & 3 Bathrooms 🌿 3 Receptions, Utility & Cloaks 🌿 Gym & Office 🌿 In
About 0.35 Acre 🌿 Triple Garage & Driveway 🌿 Annexe Potential 🌿 Energy Efficiency band D

Located about a mile from the B4058 Wotton Road, Willow House is one of the last houses that form the well-established country village called Rangeworthy. The village has a Public House, Village Hall, Hairdressers, Restaurant, village primary School and regular 'bus service. Rangeworthy is within a few miles of Yate and Chipping Sodbury where there is a full range of shopping, educational, sport and other facilities. Bristol Parkway, Yate and Cam rail terminals, M32, M4 and the M5 motorway junction 14.



GROUND FLOOR

Porch Windows to front, tiled floor.

Entrance Hall Staircase leading to first floor galleried landing, storage cupboard under, fireplace, tiled floor with underfloor heating.

Lounge 14' 7" x 22' 2" (4.45m x 6.76m) Windows to front, side and rear, exposed stone and beam fireplace with wood burner, 2 x radiators.

Snug 10' 1" x 12' 0" (3.07m x 3.66m) Window to front, fireplace, radiator.

Kitchen Breakfast Room 13' 7" max x 34' 3" max (4.14m x 10.44m) Windows to side and rear, range of wall and base units with granite worktops over with splash backs, part tiling to wall, double Belfast sink, space for range style cooker with hood over, island unit with wine fridge, integral fridge and freezer, fitted microwave and coffee machine, integral dishwasher, tiled floor with underfloor heating.

Dining Room 10' 1" x 16' 5" (3.07m x 5.00m) Windows to side, 2 x radiators.

Utility Room 7' 3" x 10' 5" (2.21m x 3.17m) Range of wall and base units with granite worktops over, single drainer and bowl sink unit, plumbing for washing machine, tiled floor with underfloor heating.

Cloakroom Low level WC, hand basin with vanity unit, part tiling to walls, tiled floor with underfloor heating, extractor fan.



FIRST FLOOR

Galleried Landing Window to front, 2 x radiators.

Master Bedroom 21' 5" x 10' 1" (6.53m x 3.07m) Window to side, vaulted ceiling, 2 x radiator.

Walk-in Wardrobe 7' 1" x 5' 7" (2.16m x 1.70m)

Ensuite Bathroom 13' 9" x 5' 6" (4.19m x 1.68m) Window to rear, low level WC, hand basin with vanity unit, bath, shower cubicle with monsoon shower over, fully tiled walls, 2 x heated towel rails.

Gym 20' 2" x 16' 3" (6.15m x 4.95m) Window to front plus Velux to rear, vaulted ceiling, radiator.

Office/Bedroom 6 20' 2" x 16' 5" (6.15m x 5.00m) Windows to front and side plus Velux to rear, vaulted ceiling, staircase leading down to the ground floor giving access to rear garden and garage, 2 x radiators.

Bedroom 2 14' 8" x 11' 10" min (4.47m x 3.61m) Windows to front and side, built-in wardrobe, loft access, radiator.

Ensuite Shower Room 6' 10" x 10' 1" (2.08m x 3.07m) Window to rear, low level WC, hand basin with vanity unit, shower cubicle with monsoon shower over, part tiled walls, heated towel rail, extractor fan.

Bedroom 3 10' 11" x 16' 11" (3.33m x 5.16m) Windows to side, 2 x radiators.

Bedroom 4 9' 10" x 12' 0" (3.00m x 3.66m) Window to front, radiator.

Bedroom 5 7' 8" x 12' 9" (2.34m x 3.89m) Window to side, radiator.

Family Bathroom 6' 9" x 7' 11" (2.06m x 2.41m) Window to rear, low level WC, hand basin with vanity unit, bath, part tiling to walls, heated towel rail, extractor fan.

OUTSIDE

Triple Garage 33' 6" x 20' 4" (10.21m x 6.20m) 3 x electric up & over garage doors, personal door from utility and door leading to staircase and the first floor accommodation plus access to rear garden, pressurized hot water cylinder and oil boiler, power and light.

Driveway Parking Set behind electric gates, parking in front of the garage for several cars plus raised lawn area, hedges, trees, oil tank.

Front Garden Hedges form the boundaries, graveled areas, mature trees, walkway to porch.

Enclosed Rear Landscaped Garden 35 yards approx. x 29 yards approx. Fences form the boundaries, mainly laid to lawn, flower beds and borders, mature trees and shrubs, curved heading creating different zones with the garden, side area with raised vegetable beds, storage for wood and bins, graveled areas, gated side access, tap, external power points.

FURTHER DETAILS

Directions From Chipping Sodbury, head towards Yate, turning right at the roundabout onto Goose Green Way towards Iron Acton. After about 1.5 miles you'll come to a set of traffic lights, with the Fox Public house on your right. Turn right here into North Road and continue for about a mile where the road bears sharp left, turn right into Tanhouse Lane. Continue for about half a mile and Willow House will be found on your left hand side.

Tenure Freehold

Council Tax Band E

Services Mains water and electricity connected.

Private drainage.

Oil fired central heating.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)		80
D	(55-68)	64	
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





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