

Milburys

SALES LETTING MANAGEMENT



1 Walnut Field, Tytherington, South Gloucestershire, GL12 8QS

£650,000



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Milburys are thrilled to showcase this stunning 'Cotswold Home', built in 2019 with 'one careful owner' since its construction. This beautiful detached house has been meticulously maintained and tastefully decorated to a high standard. An impressive entrance hall welcomes you, leading to a lounge on the left and a convenient cloakroom at the back. The centerpiece of the home is the open-plan kitchen/snug/dining area, featuring French doors that open to the garden. The kitchen is fitted with modern integrated appliances, a breakfast bar, plus a utility room discreetly positioned in the corner. Upstairs, there are three double bedrooms, a single bedroom, and a stylishly fitted family bathroom. The principal bedroom suite boasts breathtaking rural views and a spacious en-suite shower room. Built-in wardrobes in each bedroom ensure efficient use of space. Externally, the home includes a single garage with direct garden access, a large block-paved driveway offering parking for three cars and an inviting front lawn. The flat rear garden is mainly grass, enhanced by a patio perfect for morning coffee or evening barbecues, all set near the village centre with scenic walks in every direction. Other benefits include 'LPG' heating, Upvc double glazing, and five years left on the NHBC warranty. Book your viewing today!

## 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

- Modern Family Home Built in 2019 By Cotswold Homes
- Stunning Kitchen/Diner/Snug Perfect Social Space!
- Principal Bedroom with Wonderful Woodland Views and En-Suite Shower Room
- Three Double Bedrooms, One Single, All Offering Built in Wardrobes
- Walking Distance To Village Amenities Including The Swan Public House & Restaurant, Community Shop And Country Rambles From The Threshold
- Single Garage & Driveway Parking
- LPG Central Heating and Double Glazing
- Generous Garden To Rear With Patio Area
- Five Years Remaining on the NHBC Warranty

## Directions

Travelling into the village from the direction of the A38, pass under the M5 bridge, drop down the hill driving past 'The Swan' pub, Walnut Field is the first turning on the right. No.1 is the first house as you drive in on the left hand side.

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

**Tenure** - Freehold

**Additional Information** - Management charges applicable for the common areas and amenities on the development.

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(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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