













1 Walnut Field, Tytherington, South Gloucestershire GL12 8QS

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

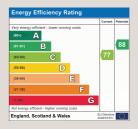
Tenure - Freehold

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

Contact & Viewing - Email: thornbury@milburys.co.uk Tel: 01454 417336









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







