



FIRCROFT RANGEWORTHY

Wonderful, detached bungalow hidden away down a private gated drive and set within about half an acre of gardens in the popular village of Rangeworthy. Offered for sale with no onward chain.

This light and airy, generous sized property sits well in its own plot in the heart of the village and offers vast potential for the new owners to remodel either the existing accommodation or the layout of the plot, subject to any planning requirements. Spacious accommodation includes entrance hall, lounge dining room, kitchen breakfast room, utility, conservatory, 3 double bedrooms with master ensuite and main bathroom. Outside you'll find a detached double garage, plenty of driveway parking with long drive and mature gardens that surround the property with a leafy outlook plus a koi carp pond.

£795,000



COUNTRY
PROPERTY

Fircroft, Wotton Road, Rangeworthy, South Gloucestershire, BS37 7LZ

🍁 Detached Bungalow 🍁 In About Half an Acre 🍁 Kitchen Breakfast Room 🍁 3 Bedrooms & 2 Bathrooms 🍁 Lounge Diner & Conservatory 🍁 Detached Double Garage 🍁 No Onward Chain 🍁 Energy Efficiency Band E

Rangeworthy is a very well-established country village with Hotel, Public House, Restaurant, Village Hall, primary School and regular bus service. The village is convenient to both Thornbury and Wotton-Under-Edge with their excellent secondary schools (Castle and Katharine Lady Berkeley's) plus a few miles from Yate and Chipping Sodbury. Bristol Parkway and Yate rail terminals, M32 and the M5 motorway junction 14 Falfield and the M4/M5 motorway interchange at Almondsbury are all within a short driving distance.



GROUND FLOOR

Entrance Hall 14' 9" x 8' 0" (4.50m x 2.44m) Radiator.

Lounge Dining Room 23' 10" max x 24' 3" max (7.26m x 7.39m) Box Bay windows to front and rear, exposed brick fireplace with open fire, 3 x radiators.

Kitchen Breakfast Room 17' 0" x 12' 10" max (5.18m x 3.91m) Window to rear, range of wall and base units with laminated worktops over, part tiling to walls, one and a half bowl sink unit, inset electric hob with cooker hood over, high level oven and grill, integral fridge, space for freezer, radiator, tiled floor.

Conservatory 10' 4" x 8' 4" (3.15m x 2.54m) French door to outside.

Utility 7' 9" x 12' 9" (2.36m x 3.89m) Window to rear, plumbing for washing machine, oil boiler, airing cupboard housing hot water cylinder, radiator, tiled floor.

Master Bedroom 15' 7" x 17' 6" max (4.75m x 5.33m) Window to rear, range of fitted wardrobes, cupboards and bedside units, radiator.

Ensuite Shower Room 8' 0" x 6' 3" (2.44m x 1.91m) Window to side, low level WC, hand basin, bidet, shower cubicle with multi jets, part tiling to walls, tiled floor, extractor fan.

Bedroom 2 10' 9" x 15' 7" (3.28m x 4.75m) Window to front, range of fitted wardrobes, draws and bedside units, radiator.

Bedroom 3 11' 5" x 10' 3" (3.48m x 3.12m) Window to side, range of fitted wardrobes, draws and bedside units, radiator.

Bathroom 7' 11" x 8' 0" (2.41m x 2.44m) Window to side, low level WC, hand basin, bidet, corner bath, part tiling to walls, tiled floor, extractor fan, radiator.

OUTSIDE

Detached Double Garage 17' 10" x 18' 7" (5.44m x 5.66m) Two up and over garage doors, personal door, loft storage space, power and light.

In About Half an Acre of Gardens 52 yards approx. x 48 yards approx. Hedges and fences form the boundaries, mainly laid to lawn, patio, flower beds, mature trees and shrubs, exterior lights, tap, storage for bins, hidden area at the bottom of the garden which could provide space for shed/work from home office? oil tank, pond with Koi carp with pump, pergola, gated driveway.

FURTHER DETAILS

Directions From the Iron Acton by-pass take the B4058 Wotton Road north and continue for just under 1.5 miles where you'll find the property on the right-hand side just before Village Hall. Please lookout for the wooden sign with Fircroft on it which is at the bottom of the drive.

Tenure Freehold

Council Tax Band F

Services - Mains water, electricity and drainage.

- Oil fired central heating.

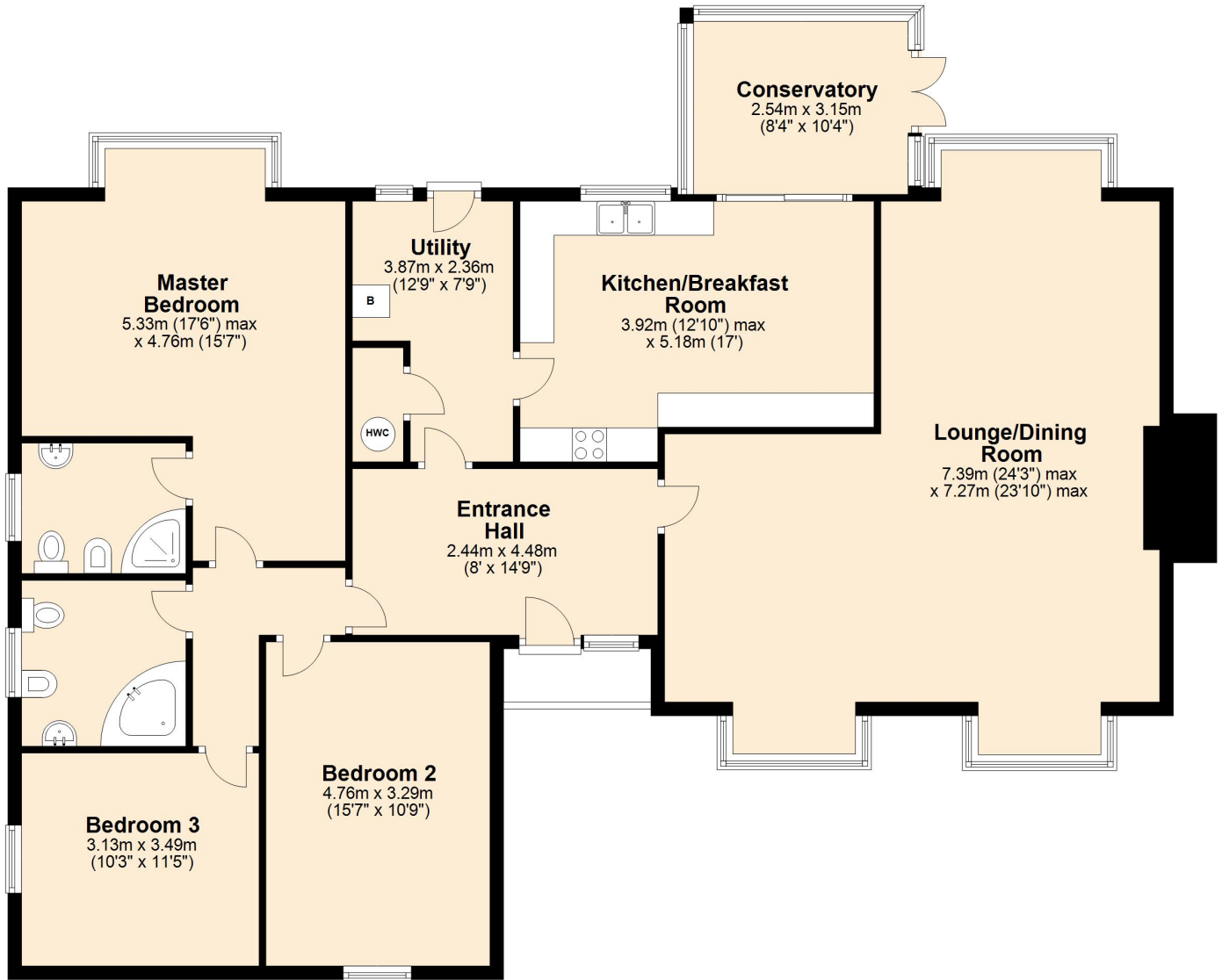


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		74
D (55-68)		
E (39-54)	51	
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Ground Floor

Approx. 159.7 sq. metres (1719.2 sq. feet)



Total area: approx. 159.7 sq. metres (1719.2 sq. feet)

Sketch plan for illustrative purposes only
Plan produced using PlanUp.



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