

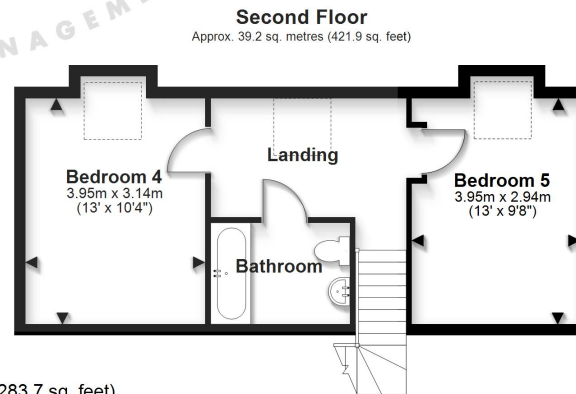
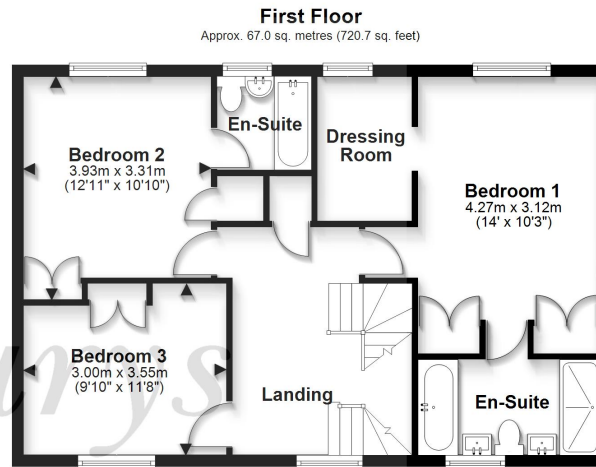
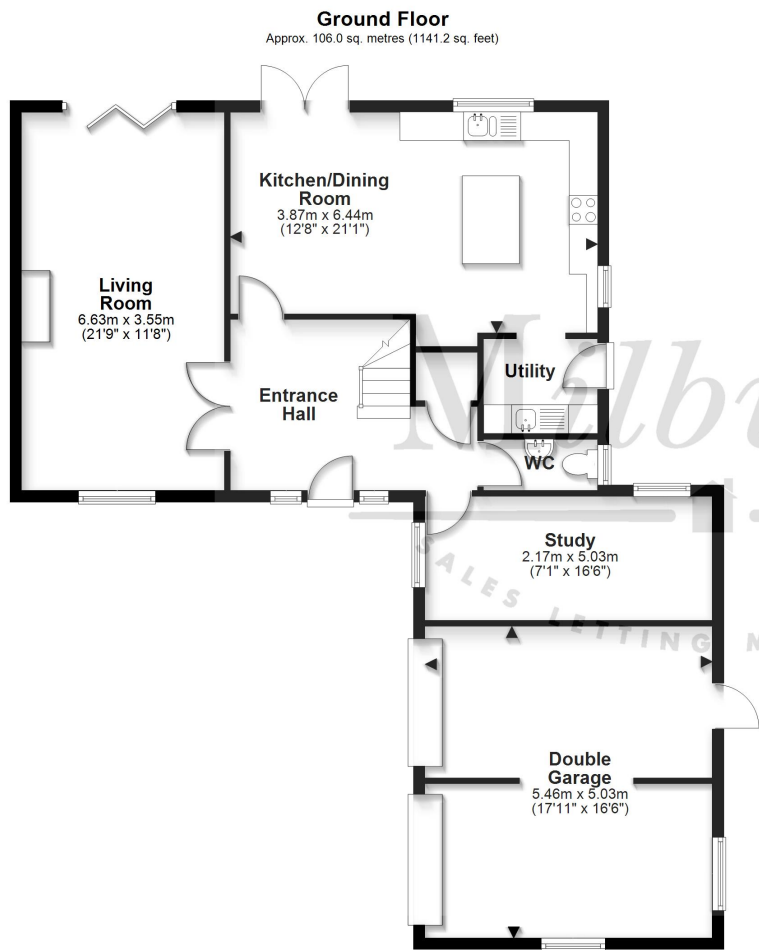
Milburys

SALES LETTING MANAGEMENT



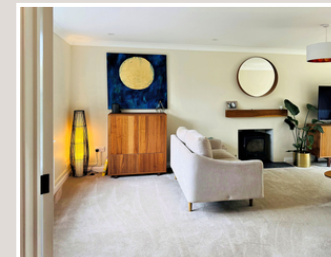
5 The Orchard, Tytherington, South Gloucestershire, GL12 8UX

£850,000



Total area: approx. 212.2 sq. metres (2283.7 sq. feet)

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



5 The Orchard, Tytherington, South Gloucestershire GL12 8UX

Milburys are delighted to offer to the market this beautifully presented 'executive' five-bedroom family home. With its elegant interior and generous living space, it really is as special as it looks! Nestled in a sought-after setting in the village of Tytherington, it is perfectly positioned close to village amenities as well as countryside walks right from your doorstep. Entering the property, the sizeable hallway sets the homely and welcoming tone perfectly. The generous lounge is dual-aspect, with bi-fold doors allowing access out onto the garden patio - and the wood-burner is the perfect focal point for the winter months. The kitchen/diner is of a fantastic size, with 'shaker' style cabinets, integrated appliances, island/breakfast bar and space for the all important dining table and chairs! Adjoining the kitchen is a well-equipped utility room, housing the washing machine and dryer. The side door provides easy garden access - a practical touch for busy households. Further benefits to the ground floor are an additional reception room/study and a cloakroom. Moving to the first and second floor - there are five double bedrooms and three bathrooms overall. The principal suite offers fitted wardrobes, a dressing area, plus a full en-suite bathroom with a separate shower cubicle. The guest bedroom again provides fitted wardrobes and a full en-suite bathroom. Bedrooms four and five are found on the second floor, alongside the family bathroom. Externally, the impressive garden sits on a corner plot and enjoys a sunny south westerly aspect with two open elevations enclosed by a beautiful stone wall and fencing. Made up of an extensive lawn, patio, pergola with hanging grape vines, trees and shrubs... plenty to explore and enjoy. To the front, parking for multiple vehicles and a double garage. The property is offered to you with no onward chain - call today to arrange your viewing!

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, Chipping Sodbury 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. The website mythornbury.co.uk/thornbury/tytherington is an excellent source of further information.

Property Highlights, Accommodation & Services

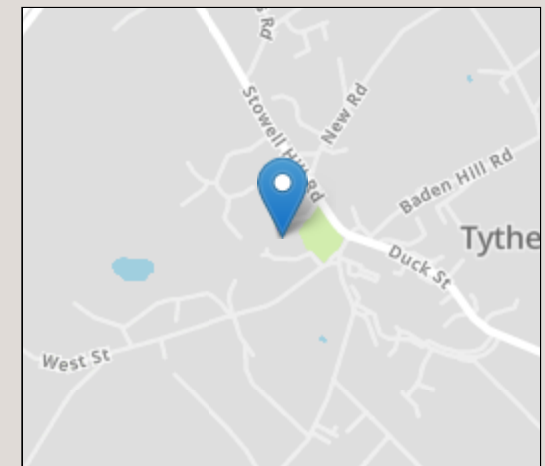
- An Executive Five Bedroom Detached Family Home In A Village Location
- Countryside Rambles And Village Amenities From Your Doorstep
- Smart Fitted Kitchen/Diner With Separate Utility
- Dual Aspect Family Lounge With Bi-Fold Doors And Wood-Burner
- Dual Aspect Second Reception/Study
- Corner Plot Enclosed Rear Garden Of A Substantial Size
- Double Garage And Extensive Parking
- Cloakroom And Cloak Cupboard
- No Onward Chain!!
- Five Double Bedrooms, Two With En-Suites And Family Bathroom

Directions

From the A38 at Grovesend, follow the signs to Tytherington. Drop down in the village and look out for the church on the left hand side. Turn right opposite, just before 'The Swan' into Itchington Road, first right into West Street and The Orchard can be found immediately on your right. As the road bends round to the left, follow it round, No.5 can be found towards the top on your left hand side.

Local Authority & Council Tax - South Gloucestershire - Tax Band G

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	73
(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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