

Milburys

SALES LETTING MANAGEMENT



The Tythings Bristol Road, Hambrook, South Gloucestershire, BS16 1RF

£850,000



# The Tythings Bristol Road, Hambrook, South Gloucestershire BS16 1RF

The Tythings is one half of a pair of unique barn conversions, set back from the road and complemented by lovely private gardens. It is being sold with NO ONWARD CHAIN as the sellers are already suited! Wonderfully presented and upgraded by the present owners it has been styled beautifully over the past 20 years and incorporates all the classic charm and character found in a period building. Along with a superb upgraded kitchen and stylish bathrooms, it balances the combination of modern and old perfectly. The accommodation in this Grade II Listed home comprises in brief of two reception rooms which elegantly flow into each other, separated if wished by feature ceiling height folding doors, acting as room dividers. One side also has a feature fireplace with modern log burner. The third reception is a lovely garden room with beautiful oak beams and underfloor heating. The kitchen has had a wonderful upgrade, fitted with appliances and solid white natural granite surfaces plus a feature blue AGA. There is also a downstairs cloakroom and utility area. Upstairs has four double bedrooms, a family bathroom and family shower room. Again, beautifully presented. Outside the gardens are very private and in three sections; the front leading all the way down to the road with mature planting giving a good degree of screening, whilst the other two gardens at the side and rear are made up of growing areas, flower beds and lawns. Both have a lovely stone wall which provides security and privacy. There is also a stone outbuilding which was part of the original farm and quite substantial in size. It has power so is ideal as a workshop, for storage and of course for garaging. In summary, a fantastic and very special family home.

## Situation

Hambrook is a semi-rural village on the fringe of Winterbourne with its own primary school, football and cricket pitch plus The White Horse public house. Winterbourne and Hambrook enjoy lovely open countryside surroundings which include the picturesque Frome Valley Walk through the woods at Winterbourne Down. Winterbourne has a selection of shops, primary schools, nursery and toddler groups plus The Winterbourne Academy which is a state secondary school. Collegiate School (formerly known as Colstons School) is a private day school in Stapleton and only approximately 2.6 miles away. There is excellent commuting from Hambrook being (approx) 6.9 miles to Bristol City centre and 2.7 miles from Parkway Train Station. Hambrook Junction (J1) of the M32 and M4 Junction 19 is only short drive away.

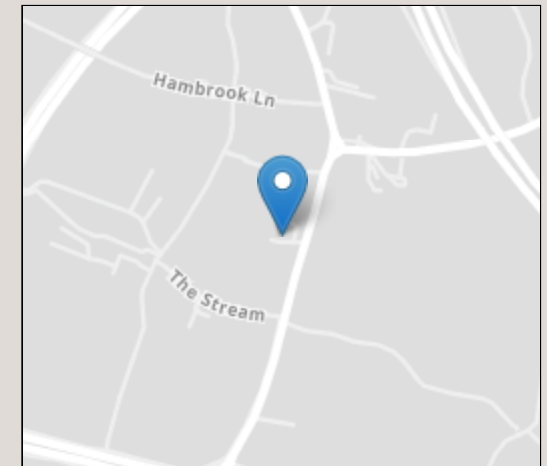
## Property Highlights, Accommodation & Services

- Lovely Grade II Listed Attached Barn
- Beautifully Presented and Maintained by the Current Owners
- Heaps of Character and Charm
- Four Double Bedrooms and Three Reception Rooms
- Fantastic Kitchen, Family Bathroom and Family Shower Room
- Large Outbuilding Suitable for Storage / Workshop / Garaging
- Easy Access to Country Walks and River Frome Valley Walkway
- Fantastic for Commuting, Motorway and Major Road Networks and Parkway Station
- Oil Central Heating and Mains Drainage
- Council Tax Band G - South Gloucestershire Council

## Directions

From Winterbourne follow the road (B4058) toward the Hambrook junction. Go past Hambrook primary school and cricket green on your left, then after the bend the White Horse Public House on your left. Go around the sharp left hand bend and shortly after you will see the driveway on your right hand side.

**Local Authority & Council Tax** - South Gloucestershire Council - 01454 868686 - Tax Band G



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