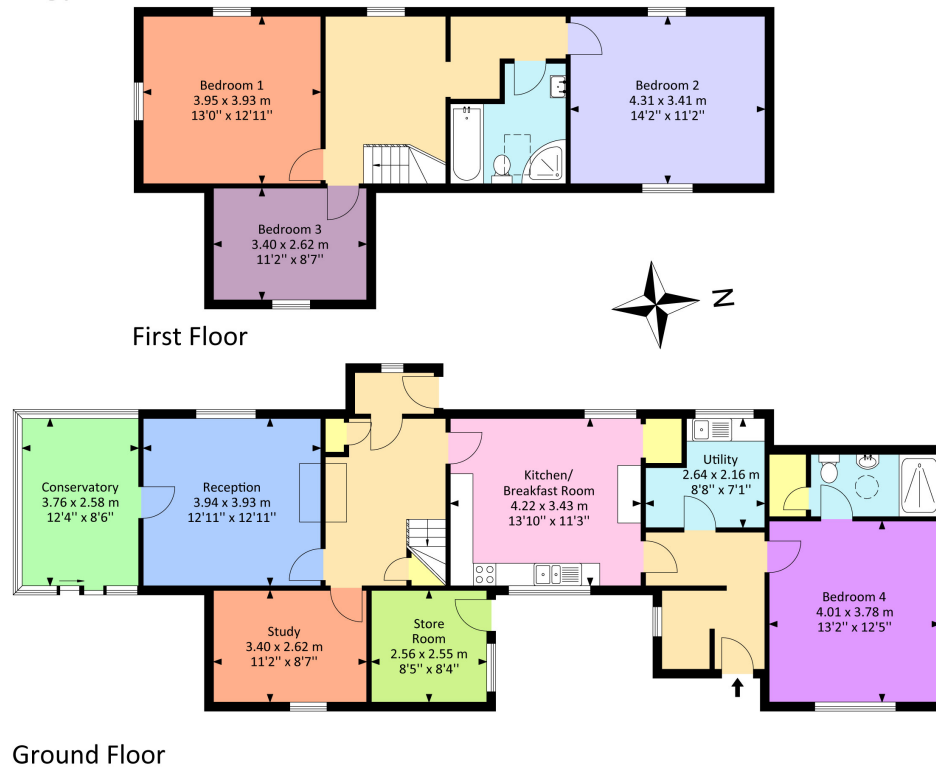




Station House, The Nurseries,
 Itchington Road, Tytherington
 Internal Area (Approx)
 162.70 Sq.M / 1751.70 Sq.Ft
 For identification only. Not to scale.
 Produced by Energy Plus



Station House, Itchington Road, Tytherington, South Gloucestershire GL12 8QE

A rare opportunity to purchase one of Tytherington's historic properties, Station House, set in the heart of the village offering enviable family accommodation. Local amenities include The Swan public house - a popular dining venue, community shop, children's play park, village church and country rambles from the threshold. Station House offers character and personality, many period features remain and improvements made over the last few years include two new bathroom suites, feature wooden framed windows with double glazed units, installation of a wood-burning stove and a replacement boiler. For ease we recommend approaching the property at the rear where you will find wooden gates welcoming you in to an area of off-street parking and a pathway leading to the rear door. Living space includes a dual aspect lounge with open fire and study/dining room, both with high ceilings and outlooks across the garden. The entrance hall houses a wood-burning stove which supplements heat to the ground floor and up the stairway on chillier days. Continue though to the kitchen/breakfast room with space for table and chairs, a separate utility room and on to a ground floor 4th bedroom/additional reception room, with en-suite shower room (a concealed folding double bed is set behind the facade of built-in wardrobes). Up to the first floor and you will discover a generous landing, three double bedrooms, two of which are dual-aspect, plus a luxury bathroom suite with separate shower cubicle. The gardens are a delight, sectioned into different areas and surround the property on three sides, filled with colour and interest, along with areas to sit and enjoy your surroundings. Benefits include double-glazing and oil central heating. To discover all that is on offer make your appointment to view 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

- Individual Period Home In Central Village Location
- Access To The A38 At Grovesend, M5 At Junction 14 And Bristol Parkway Station
- Active Village With Community Shop, Public House And Country Walks From The Threshold
- Lounge With Open Fire, Separate Dining Room/Study, Conservatory And Inner Hallway With Wood-Burning Stove
- Fitted Kitchen/Breakfast Room With Space For Table And Chairs, Separate Utility
- Three Double Bedrooms And Family Bathroom With Separate Shower Cubicle
- Ground Floor Bedroom/Additional Reception Room With En-Suite Shower Room
- Mature And Well Kept Gardens
- Recently Replaced Wood Frame Windows, Oil Central Heating
- Off-Street Parking, Store Room

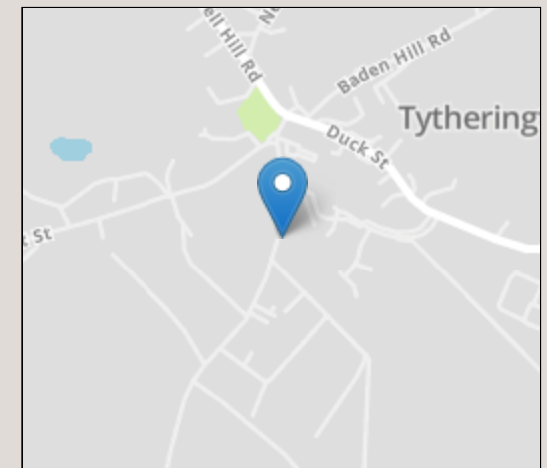
Directions

Dropping down into the village from the direction of the A38, look out for 'The Swan' on the right hand side, opposite the parish church. Turn right here, past the pub car-park, the community shop and Station House can be found on the left hand side just before the railway bridge. Vehicular access is via The Nurseries.

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

Tenure - Freehold

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E		
(21-38)	F	35	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	2002/91/EC

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





www.milburys.co.uk