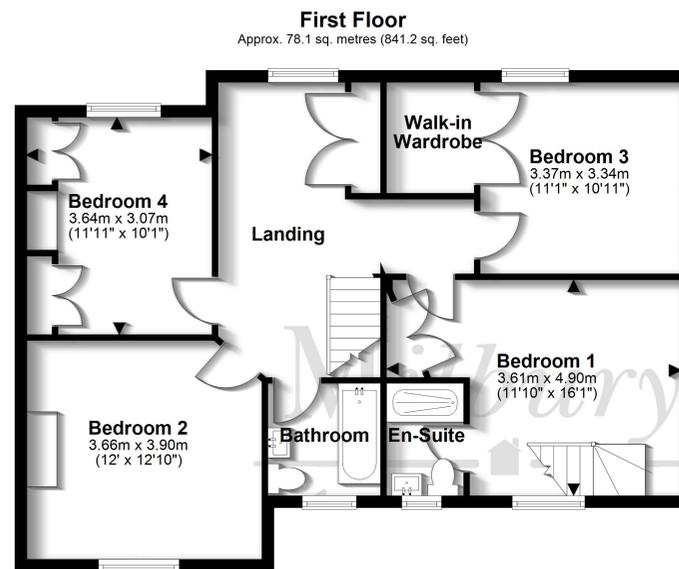
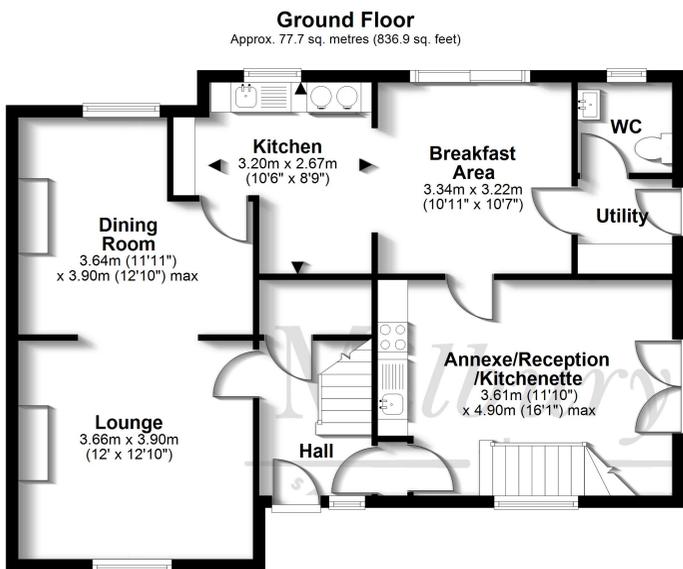




1 Church View, New Road, Tytherington, South Gloucestershire, GL12 8UP

£560,000



Total area: approx. 155.9 sq. metres (1678.0 sq. feet)

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

1 Church View, New Road, Tytherington, South Gloucestershire GL12 8UP

This lovely semi-detached house enjoys a secluded village setting, nestled amongst other homes, tucked away at the end of a no-through lane with country rambles right from the front door! It enjoys a plot of circa 0.15 acres, sharing its access and driveway with the adjoining property. There are mature lawned gardens behind with shrub and flower borders, gravelled off-street parking to the front and a covered 'verandah' - perfect for sitting under and enjoying a 'cuppa'. Stepping inside we discovered practical accommodation with space for everyone to spread out. Separate adjoining lounge and dining rooms run front to rear, the kitchen/breakfast room comes complete with an 'Aga' plus space for a dining table and chairs, a cloakroom and a utility room. A third reception room has a kitchenette at one end and an additional staircase to a double bedroom (with internal connecting door) and an en-suite above - a useful annexe space or perhaps as a source of additional income. Moving up the main staircase is a spacious landing, three further double bedrooms and the family bathroom. Practical benefits include double-glazing and oil central heating. If you are looking for a family village home with flexible accommodation, this could be just the place for you - highly recommended!

Situation

The village of Tytherington is situated a short drive south of M5 Junction 14 - ideal for commuters to Bristol or Cheltenham/Gloucester. 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. Please click on <https://mythornbury.co.uk/thornbury/tytherington> for further information.

Property Highlights, Accommodation & Services

- Semi-Detached Village Home • Tucked Away At End Of No-Through Lane • Four Double Bedrooms, En-Suite, Family Bathroom
- Three Reception Rooms • Two Staircases - Annexe Potential • Kitchen/Breakfast Room With 'Aga' • Second Kitchenette
- Utility Room, Cloakroom • Mature Lawned Gardens, Circa 0.15 Acres • Double-Glazing, Oil Central Heating

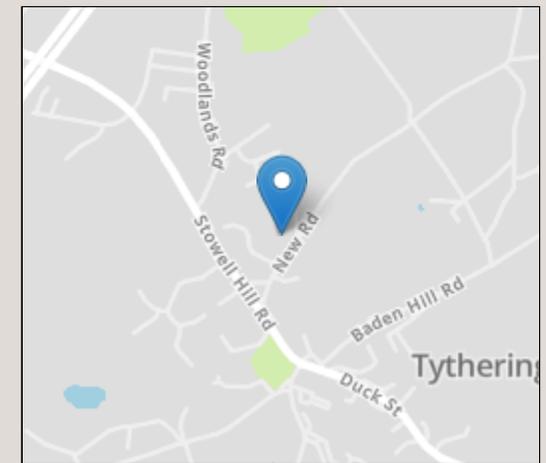
Directions

Travelling into Tytherington from the A38, pass under the M5 bridge then take your second left into New Road. Pass the entrance to Hardwick Close on your left hand side before taking the very next left, a single track no-through lane. Drive to the end and you will see 1 Church View in front of you.

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

Tenure - Freehold

Contact & Viewing - Email: mil_thornburysales@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		
(55-68)	D		64
(39-54)	E		
(21-38)	F	40	
(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

