

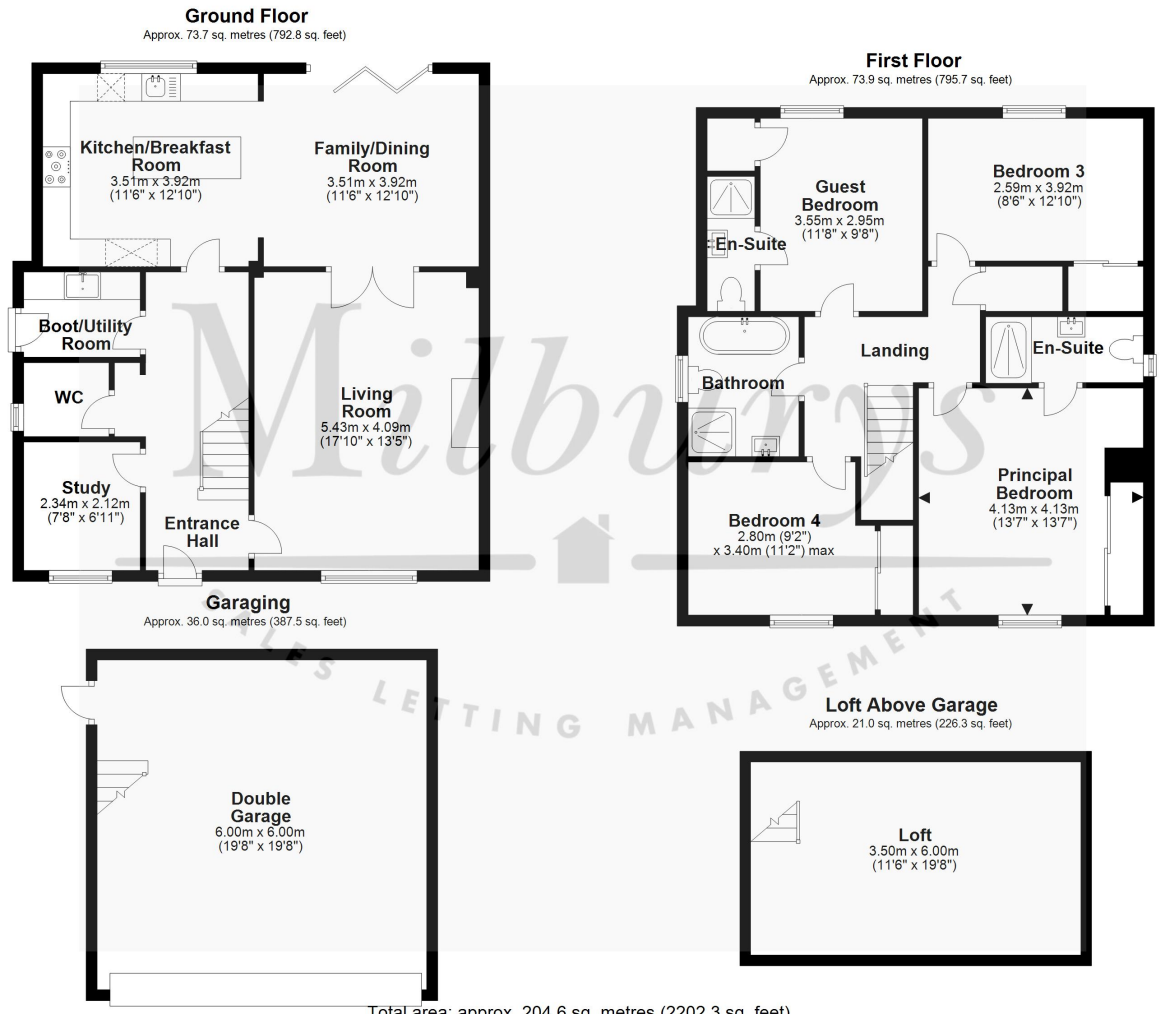
Milburys

SALES LETTING MANAGEMENT



1 The Firs New Road, Rangeworthy, South Gloucestershire, BS37 7QH

£779,000



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



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Welcome to No 1, The Firs, Rangeworthy! - One of three unique detached village homes in a gated rural enclave, each built to an individual design and each luxuriously appointed. Striking, solid red-brick elevations are complemented by contrasting Bath-stone detailing and energy-efficient aluminium window styling. No 1, is completed and ready to move into, offering fantastic family space. - Step in through the front door you will discover the study on your left and the spacious living room on your right - complete with a wood-burning stove and double doors through to the rear allowing for space, light and flow. The fantastic open-plan combination of the family/dining room and the kitchen/breakfast room runs right across the rear of the house with bi-fold doors to the garden. The luxury kitchen includes a central island, with appliances that include a range cooker and refrigeration. A utility/boot room and cloakroom to the side complete the ground floor. Moving upstairs we find four generous bedrooms, each with high vaulted ceilings and built-in wardrobes. Both the principal and guest bedrooms have en-suite shower rooms. The family bathroom has a free-standing bath and a separate shower enclosure. Landscaped gardens wrap around the rear and side of the property with side pedestrian access. Laid mainly to lawn there is a pergola with patio area to sit and entertain plus space to erect a shed. The double garage has an electric door with the benefit of a store room above. There are many extra touches one finds with a more bespoke ethos working away behind the scenes - underfloor heating, photovoltaic panels, granite counters in the kitchen and engineered wood flooring - to name but a few. Village life and country walks start right from the threshold and the amenities of our local country towns are but a short drive away. Not to mention excellent road and rail links too - don't miss out, quite special - call and book your time!

Situation

Rangeworthy is a rural village to the Northeast of Bristol and to the East of the M5 and A38, circa 5 miles from M5 Junction 14 - ideal for commuters to Bristol or Cheltenham/Gloucester. It offers a primary school, village pub, hotel, Indian restaurant plus church and is surrounded by open farmland with good access to country walks, footpaths and bridleways. The nearby market towns of Chipping Sodbury, Thornbury and Wotton-under-Edge all provide excellent shopping facilities and amenities, plus there are very good secondary schools nearby such as Katharine Lady Berkeley in Kingswood, The Castle Secondary School in Thornbury and The Ridings Academy in Winterbourne.

Property Highlights, Accommodation & Services

- Striking Red-Brick Elevations With Bath-Stone Detailing
- Rural Enclave With Electric Gates
- Living Room With Wood-Burning Stove, Family/Dining Room With Bi-Fold Doors
- Luxury Kitchen/Breakfast Room, Study, Utility/Boot Room, Cloakroom
- Principal Bedroom With En-Suite, Guest Room With En-Suite, Free-Standing Bath
- Engineered Wooden Flooring, High Quality Floor Tiles And Fitted Carpets
- Air-Source Heating, Under-Floor (Ground Floor)
- Energy-Saving Photovoltaic Roof Tiles - EV Car-Charging Port
- Double Garage With Loft Room - Landscaped Walled Gardens

Directions

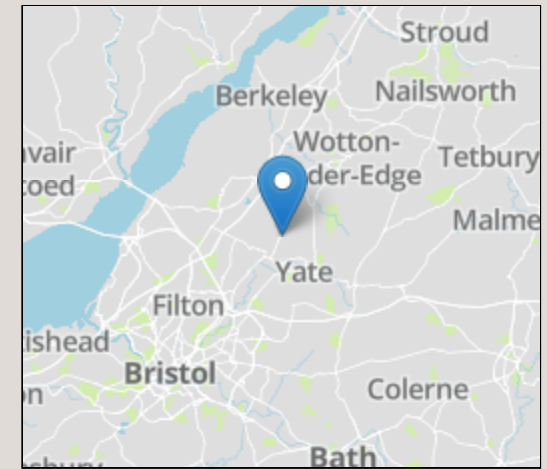
Travelling north on the B4058 from Iron Acton, as you enter the village of Rangeworthy, New Road can be found on the right hand side with the village hall on the corner. Turn in and No.1 The Firs can be found a short distance along on the right hand side.

Local Authority & Council Tax - South Gloucestershire - Tax

Tenure - Freehold

Additional Information -

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



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