

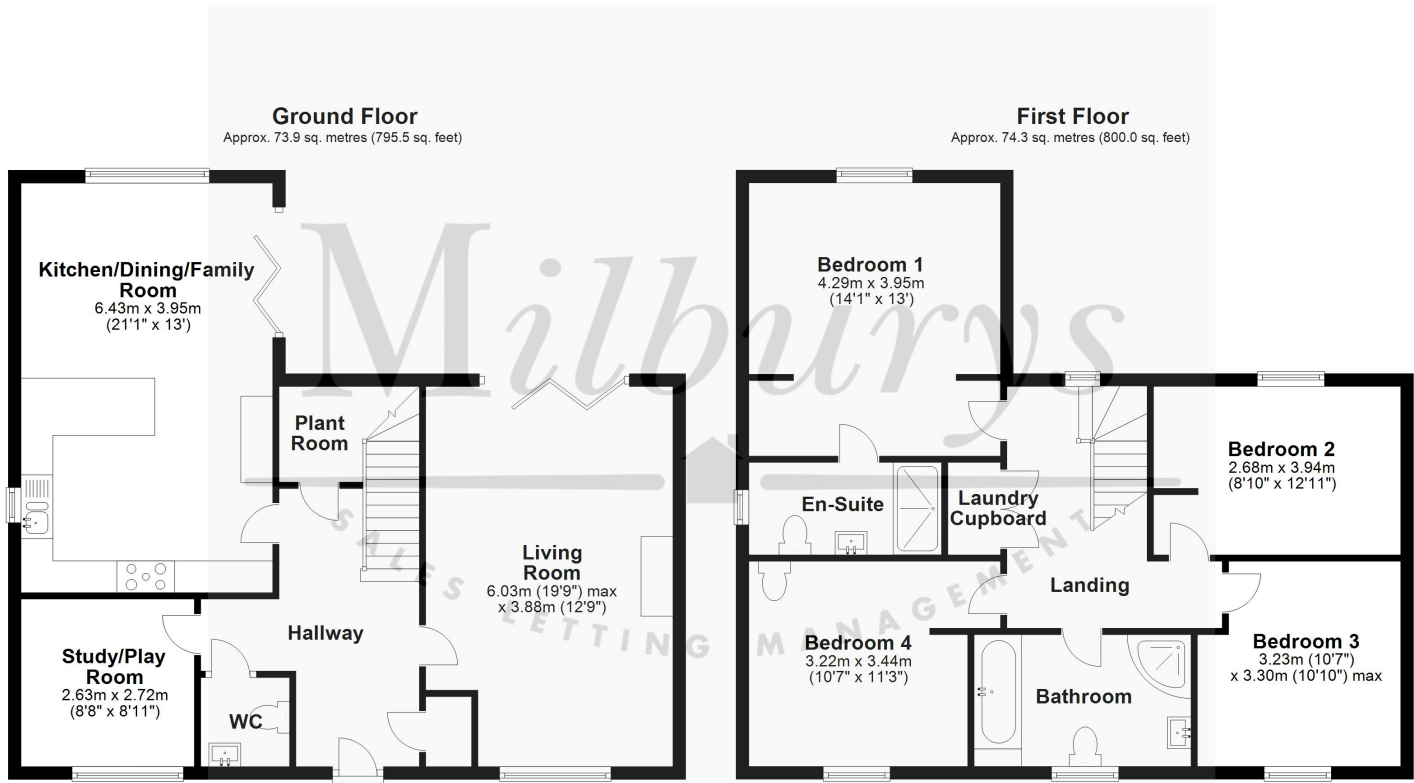
Milburys

SALES LETTING MANAGEMENT



6 Hardwicke Close, Tytherington, Wotton under Edge, Gloucestershire, GL12 8FE

£675,000



Total area: approx. 148.2 sq. metres (1595.5 sq. feet)

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



6 Hardwicke Close, Tytherington, Wotton under Edge, Gloucestershire GL12 8FE

Built and completed in 2023 an unexpected opportunity has arisen to purchase this fantastic detached family home, on a select development of just seven properties all overlooking open green space and three protected Chestnut Trees. This particular property has the benefit of a single garage/workshop, a generous south-west facing garden, with a newly installed garden shed and three off-street parking spaces. Once through the front door a welcoming entrance hall draws you in with a dual aspect lounge to the right with a wood-burning stove sitting centrally, ideal for chillier days, and bi-fold doors to the rear garden. Across from the lounge is a useful study, cloakroom and at the rear a very smart fitted kitchen, two tone with quartz worktops and integrated appliances. A separate dining area offers lots of space for entertaining and has bi-fold doors again to the rear garden. Approaching the first floor the light and space continues and offers four double bedrooms, the principle bedroom with its own en-suite shower room, a utility cupboard, plus the family bathroom with a separate shower cubicle. A pathway leads up to the front door with an area of garden bounded by post and rail fencing, and off-street parking for two cars. To the side is a further communal driveway leading to the recently built single garage/workshop and side gate to the enclosed garden with a generous area of patio, newly planted trees and shrubs plus a useful shed. Further benefits include electric air-source heating (underfloor heating on the ground floor, radiators on the first floor), double glazing and electric charging point. 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

- 'Newly New' Detached Family Home In Village Location
- Walking Distance From Community Shop, Village Pub, Church And Play Park, Circular Walks From The Doorstep
- Light And Space In Abundance, Open Outlook To Front, Generous Garden To Rear
- Dual Aspect Lounge, Separate Study Plus Luxury Fitted Kitchen And Separate Dining Area
- Four Double Bedrooms, Bedroom One With En-Suite Shower Room And Family Bathroom
- Spacious Entrance Hall, Cloakroom, Utility Cupboard
- Single Garage/Workshop, Off-Street Parking, Electric Charging Point, Garden Shed
- Electric Air Source Heating (Underfloor Heating On The Ground Floor, Radiators On The First Floor), Double Glazing

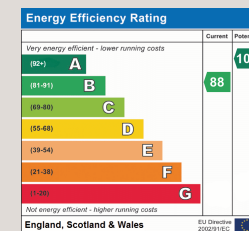
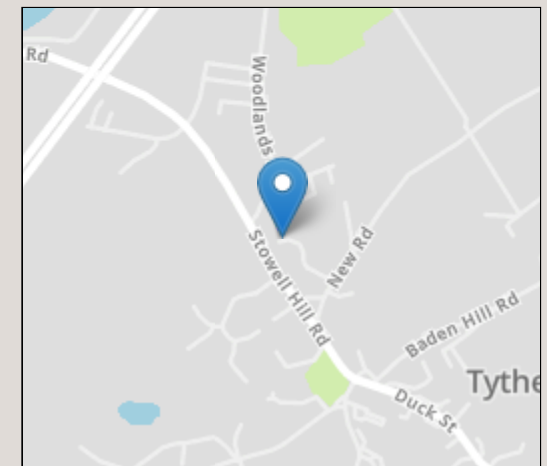
Directions

Travelling into the village from the direction of the A38, pass under the M5 bridge, drop down the hill and take the second left into New Road. The entrance to Hardwicke Close is a short way up on the left hand side behind the three houses overlooking the open green that you will have just passed.

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

Tenure - Freehold

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



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