



## Barn Conversion 'To Let'

£1,495 PCM

Horton Hill, Horton



### KEY FEATURES

Barn Conversion - Entrance Hall - Sitting Room with Underfloor Heating, Wood Burner and Vaulted Ceilings - Kitchen with Oven, Hob, Washing Machine and Fridge/Freezer - Main Bedroom with Separate Dressing Area/Office Space - En-Suite Shower Room - Second Bedroom with En-Suite Bathroom - Rear Courtyard Garden - Off Road Parking for Two Cars - Oil Fired Central Heating - Unfurnished.

**EPC - D - DEPOSIT £1725.00**

## Description

This attractive barn conversion is situated in a set back position in the quaint village of Horton. There are easily accessible walks via the Cotswold Way nearby, yet you are within convenient commutable distance of both the A46 and M4 motorway. There is a small entrance hall to the front, leading through to a good size sitting room with underfloor heating, exposed beams and a woodburner. This room is open plan to the kitchen, which includes an oven, hob, fridge/freezer and washing machine. There is also access to the rear courtyard garden, which overlooks the neighbouring tennis court. To the right of the property there are two bedrooms, both of which have en-suite facility. The main bedroom has an additional dressing area/office space. The property also has oil fired central heating and off road parking for two cars. Available now. No smokers. (EPC-D)



## Situation

Horton is a beautiful rural village on the edge of the Cotswolds with stunning countryside surrounds. There is a local village hall, C of E Primary School and the historic Horton Court, which is maintained by the National Trust. Horton has excellent road links to the A46, the M4 (junction 18 is approx 4.8 miles away), Bristol and Bath. The market town of Chipping Sodbury is approximately 2.5 miles away with a High Street dating back to the 12th Century. It offers a wide and eclectic range of shops and established businesses which support the town and attract visitors to the region. There is a selection of both Primary and Secondary Schooling plus Chipping Sodbury offers nearby country walks, a lovely common, golf course, cricket club and many other organisations. The town of Yate has the nearest train station which is approximately 4.2 miles away.



## Local Authority & Council Tax

South Gloucestershire Council  
Council Tax Band - C



## Contact & Viewing

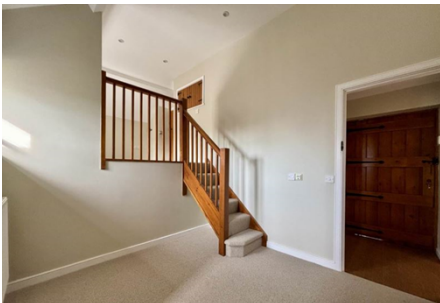
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## Floorplan



## Additional Photos



## Important Notice

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