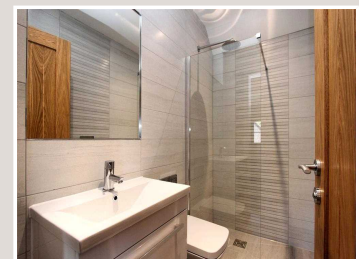
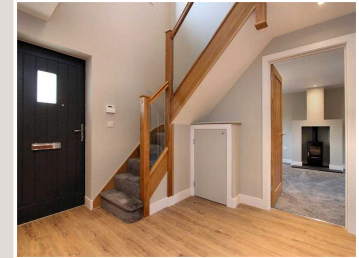


Total area: approx. 149.7 sq. metres (1611.6 sq. feet)

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



Orchard House, Baden Hill Road, Tytherington, South Gloucestershire, GL12 8UG

Orchard House is a unique and brand-new detached village home, tucked away off the leafy backwater and country lane of Baden Hill Road which runs away from the heart of the village, just around the corner from St James church, opposite the pub. It forms part of an exclusive development of four highly individual homes secreted away behind The Grange. The accommodation includes entrance hall, a generous dual-aspect living room complete with wood-burning stove, a luxury fitted kitchen/dining room with high quality cabinets, granite surfaces, a central island and a range of integrated appliances. From here you step through to a gorgeous garden room overlooking the generous landscaped garden through twin sets of bi-fold doors. There is also a utility room and a cloakroom. Upstairs there are four double bedrooms, plus separate family bath and shower rooms. There is off-street parking, air-source under-floor heating and double-glazing. A fantastic opportunity to own a beautiful village home with delightful country walks right from the threshold!

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. The excellent village website www.tytherington.com provides a wealth of further information.

Accommodation & Services

Unique and Brand-New, Detached Village House - Generous Landscaped Garden - Exclusive, Rural, Edge of Village Setting - Entrance Hall - Cloakroom - Dual-Aspect Living Room with Wood-Burning Stove - Luxury Kitchen/Dining Room with Integrated Appliances and Island - Garden Room with Bi-Fold Doors - Utility Room - Four Double Bedrooms - Family Bathroom - Family Shower Room - Air-Source Heating (Underfloor) - Double-Glazing

Directions

Travelling through Tytherington in an easterly direction from the A38, turn left just past the village church and opposite the public house into Baden Hill Road. The lane rises up at little and as it levels out you will see a driveway sloping down on your right hand side. Turn in here and bear right.

Local Authority & Council Tax

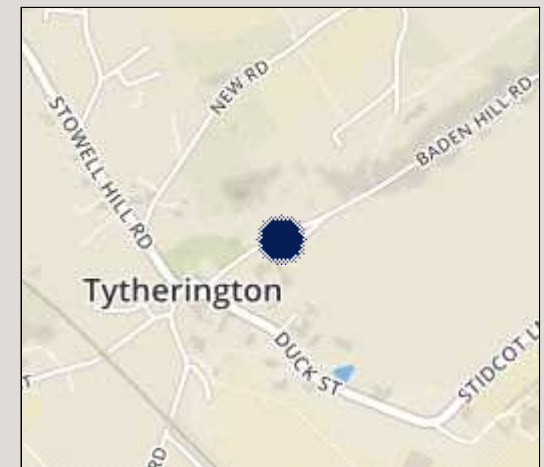
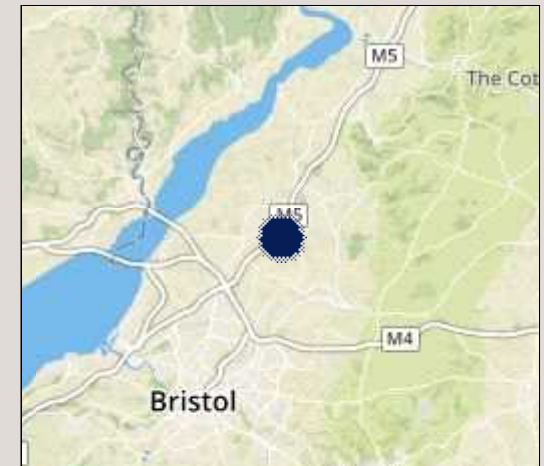
South Gloucestershire Council, Civic Centre, High Street, Kingswood BS15 9TR Tel: 01454 868009 - www.southglos.gov.uk

Contact & Viewing

Milburys Estate Agents Ltd, 61 High Street, Thornbury, South Gloucestershire, BS35 2AP

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