



# GABLE RISE

Grove Lane, Hinton, SN14 8HF

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A superb five-bedroom detached family house, in a popular country village equidistant between Bristol and Bath.

DETACHED FIVE BEDROOM FAMILY HOUSE | OVER 2000 SQ. FT OF INTERNAL ACCOMMODATION | SINGLE GARAGE AND TWO OFF-STREET PARKING SPACES | DELIGHTFUL SOUTH FACING ENCLOSED REAR GARDEN | WELL-PROPORTIONED LIVING SPACE | CONSERVATORY AND OPEN PLAN KITCHEN | TWO EN-SUITE SHOWER ROOMS AND A FAMILY BATHROOM | CLOSE TO EXCELLENT EQUESTRIAN FACILITIES | SUPERB ROAD LINKS TO THE M4, BRISTOL AND BATH | AVAILABLE WITH NO ONWARD CHAIN

## Situation

Hinton is a charming and popular country village; situated between Bath (11.5 miles) and Bristol (12.5 miles) it offers a complete slice of rural charm, complete with village green and local pub yet close to excellent transport links and acres of open country.

Situated just a mile to the north of the historic Dyrham estate, the house is approached from the west via a quiet country lane flanked by dry-stone walls, and to the east via Feltham Lane leading into Pucklechurch. There is quick access via the M4 (2.1 miles) and A46 (1.3 miles) linking the village to the wider motorway network.

Residents of the village enjoy access to Dyrham House, with horse access onto the estate for a nominal annual fee. Walkers can enjoy the Cotswold Way and there is an active local community, with Pilates, WI and Village suppers at the Hinton and Dyrham Village Hall.

The Bull is the popular local pub which serves a range of food as well as a decent Sunday lunch, and The Old Dairy coffee shop is just over 2 miles to the west in Pucklechurch, along with a local convenience store and Post Office for daily essentials.

School buses leave Pucklechurch for several Bristol Independent schools, and from The Crown at Tolldown to several Bath Independent schools.

## For Sale Freehold

Gable Rise is a deceptively spacious detached family house, arranged over two floors with an expanse of living accommodation and five double bedrooms. The house is naturally light, enjoying a southerly orientation to the rear and set back from the quiet lane





presents a modern slice of rural charm. Redecorated completely inside and out, the house also benefits from new carpets throughout upstairs including each of the bedrooms, stairs and landing.

Accessed from the paved off-street parking, the front door is reached via several steps and opens into the light and welcoming hallway. A stripped wooden floor leads into each of the reception rooms; providing a useful study or playroom to the front, separate dining room and a fabulous sitting room, complete with a contemporary cast-iron wood burning stove. This room is very much the heart of the house, and French doors lead out into the generous conservatory, wrapping around the full width of the house and open plan to the kitchen. These two rooms, the kitchen and conservatory, benefit from tiled under-floor heating with the conservatory leading out into the south facing rear garden. The stylish modern kitchen is well-appointed with a range of fitted storage cupboards, new work surfaces, electric oven and a new ceramic hob, as well an integrated dish washer and full height fridge-freezer.

Accessed from the kitchen is a useful utility room, with a door out to the garden, fitted with a washing machine and tumble dryer, along with further storage, sink and drainer unit. Also, accessed from the hall is a decent under stair storage cupboard and a separate cloakroom with a w.c and wash basin.

Stairs lead up to the first floor, with a fifth bedroom entered from the half landing; complete with an expanse of eaves storage. Over the first floor lie four good double bedrooms, each with fitted wardrobes with the master bedroom and bedroom two having en-suite shower rooms (each with new shower systems and doors). The family bathroom is well appointed with a panelled bath with shower attachment/ low level w.c and a wall mounted wash basin.

### Outside

The south facing rear garden is a wonderful feature of Gable Rise; a real sun-trap it is accessed from the conservatory or utility room and enjoys an expanse of lawn flanked by raised borders with a new decked dining terrace placed to catch much of the day's sun as well as a paved dining terrace running along the full width of the rear.

There is access to the front from both sides, with two block paved off-street parking spaces and a single garage with an up & over door.

### Services

Oil fired central heating. Mains water and electricity. Private drains. Broadband and telephone subject to contract with supplier.

### Local Authority

South Gloucestershire Council: Tel 01454 868 009

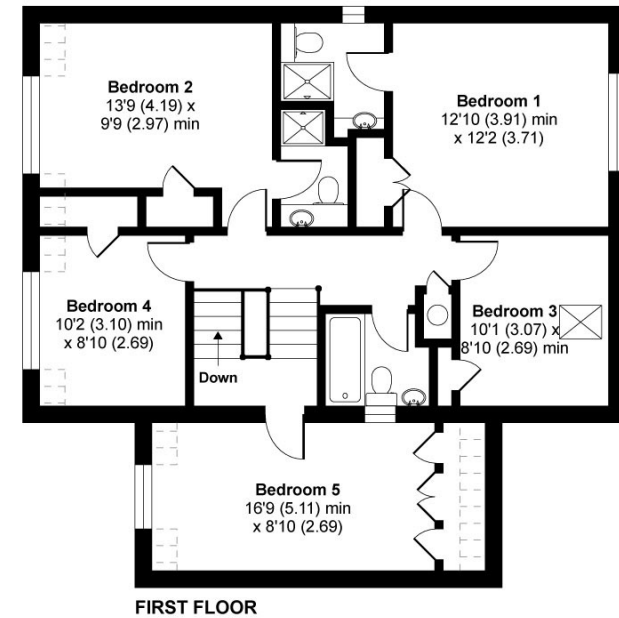
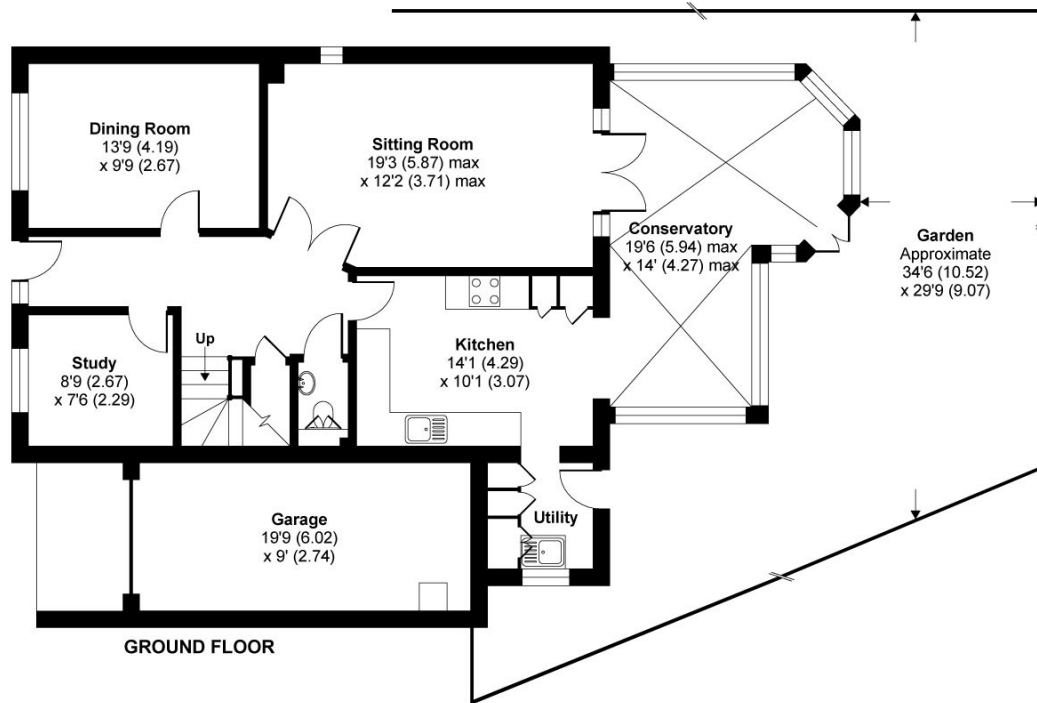


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APPROX. GROSS INTERNAL FLOOR AREA 2180 SQ FT 202.5 SQ METRES (INCLUDES GARAGE & EXCLUDES RESTRICTED HEAD HEIGHT)



Denotes restricted head height



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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