



Horton Road, Horton, Bristol, BS37 6QH

£575,000

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Nestled in the charming village of Horton, this individually designed and built three double bedroom detached home offers the perfect blend of traditional Cotswold character and modern energy efficiency. Constructed from classic Cotswold stone, the property sits proudly within this sought-after rural setting, just a few miles from the historic market town of Chipping Sodbury.

Built in 2019 and thoughtfully crafted to the highest standards, this contemporary home has been designed with sustainability in mind, boasting excellent insulation, high-performance glazing, and energy-efficient systems throughout including underfloor heating on the ground floor and solar panels, ensuring low running costs and year-round comfort.

Inside, the accommodation is well-proportioned and filled with natural light. Entering through the front door you are immediately into the large hallway with plenty of space for coats, shoes and pushchairs. Off the hallway is the ground floor WC and a door through to the Kitchen. The open plan kitchen / diner is an excellent entertaining space, filled with natural light and providing plenty of worktop space, perfect for those who like to cook and host. The kitchen also boasts a highly desirable central island. Through the dining area is the living room with feature wood burning fireplace and French doors leading out to the garden. Completing the ground floor is the handy play room / multi purpose room with a home office situated just off.

Head upstairs and you'll find the three generous double bedrooms, all with fitted wardrobes and the master also boasting an en-suite shower room. The family bathroom completes the accommodation.

Externally there is a private, low maintenance garden to the rear and a large stoned driveway to the front providing plenty of parking.

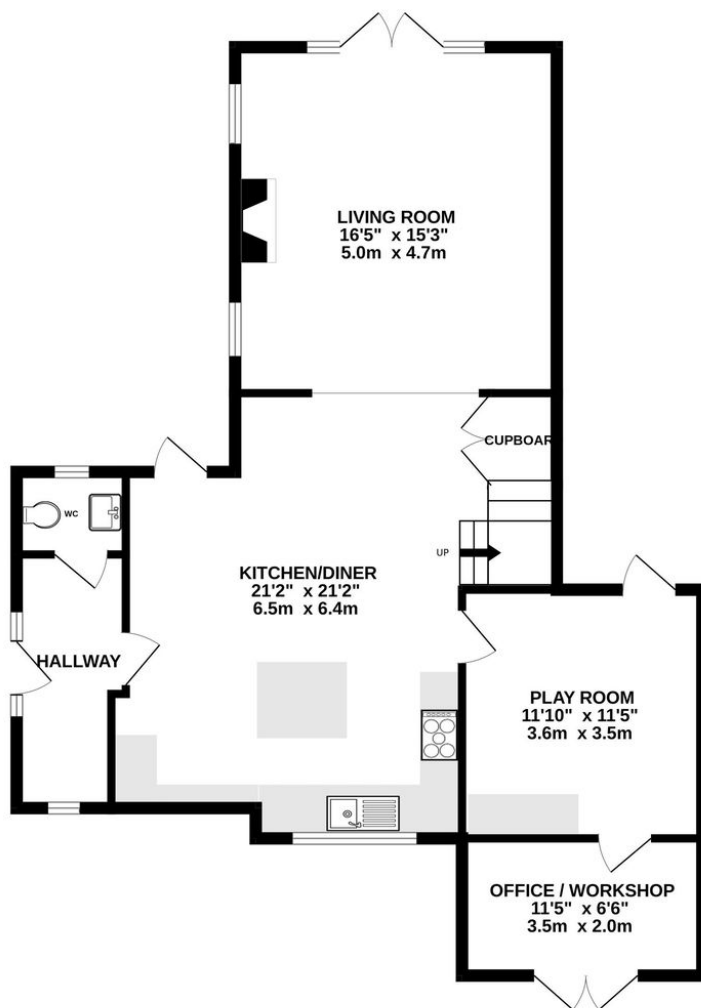
The village of Horton is well known for its strong sense of community and benefits from a highly regarded local school, a popular social club, and a welcoming village hall—providing a true village lifestyle.



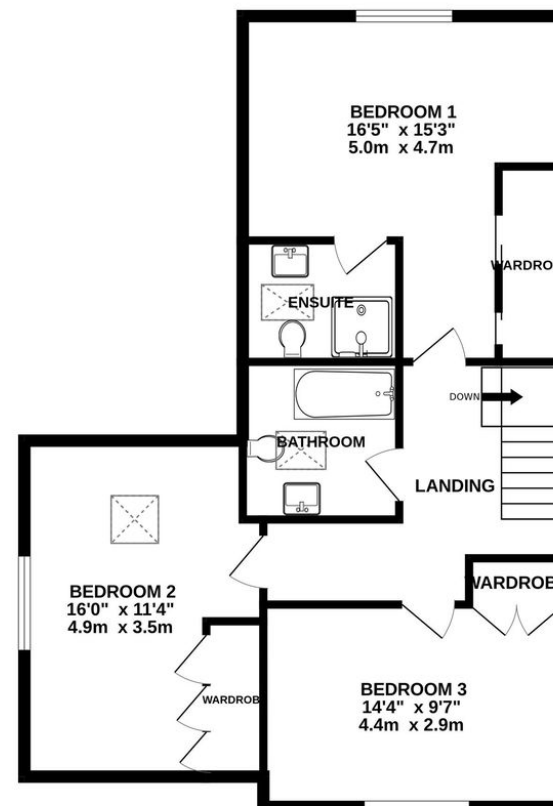




GROUND FLOOR
889 sq.ft. (82.6 sq.m.) approx.



1ST FLOOR
739 sq.ft. (68.7 sq.m.) approx.



TOTAL FLOOR AREA : 1658sq.ft. (154.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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