



**COUNTRY**  
PROPERTY



**Cotswold House**

Rangeworthy

**£550,000**



# Cotswold House, Wotton Road

Rangeworthy, BS37 7NA

This charming individually built property is a rare find in the sought-after village of Rangeworthy, with its thoughtful layout and beautiful garden, it's an ideal home for families or anyone seeking a village lifestyle. This spacious home offers the perfect blend of comfort and convenience, with no onward chain, enabling the ability for a swift purchase process! The accommodation comprises a good size entrance hall with stairs to first floor, good living room with dual aspect and doors opening to a large conservatory with gorgeous views over the rear garden, kitchen/breakfast room with dining room off and a utility area with downstairs WC. To the first floor there are three bedrooms and shower room.

The property offers a beautiful south west facing rear garden, with level lawn area and well stocked established borders the garden will appeal to many buyers seeking a peaceful, safe area to bask in the afternoon/evening sun (when it makes an appearance!) To the front of the property there is a generous driveway providing off street parking for several cars with access to the single integral garage and side access and finally a landscaped lawn with further established borders, enclosed by fence and wall.

- Detached 3 Bedroom Home
- Village Location
- Two Reception Rooms
- Kitchen/Breakfast Room
- Garage & Driveway
- Conservatory & Utility Room
- No Chain
- Energy Efficiency Rating E





## Cotswold House, Wotton Road

Rangeworthy, Bristol

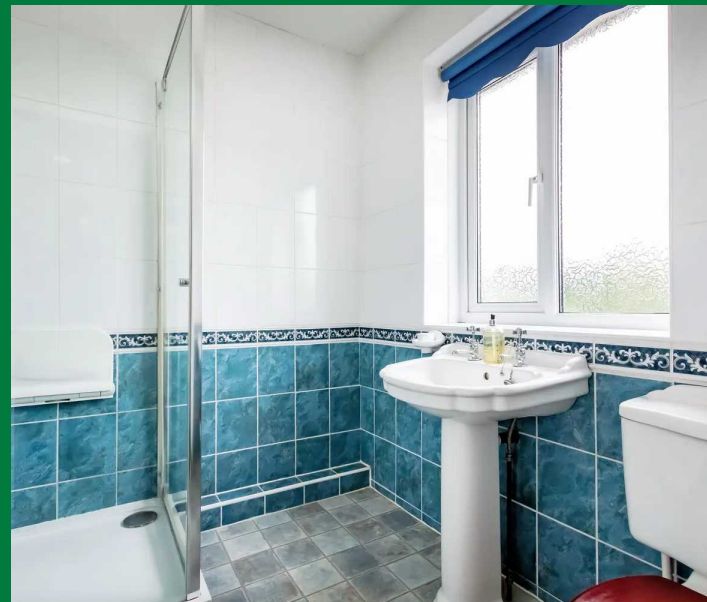
Rangeworthy is a very well-established country village with Hotel, Public House, Restaurant, Village Hall, primary School and regular bus service. The village is convenient to both Thornbury and Wotton-Under-Edge with their excellent secondary schools (Castle and Katharine Lady Berkeley's) plus a few miles from Yate and Chipping Sodbury. Bristol Parkway and Yate rail terminals, M32 and the M5 motorway junction 14 Falfield and the M4/M5 motorway interchange at Almondsbury are all within a short driving distance

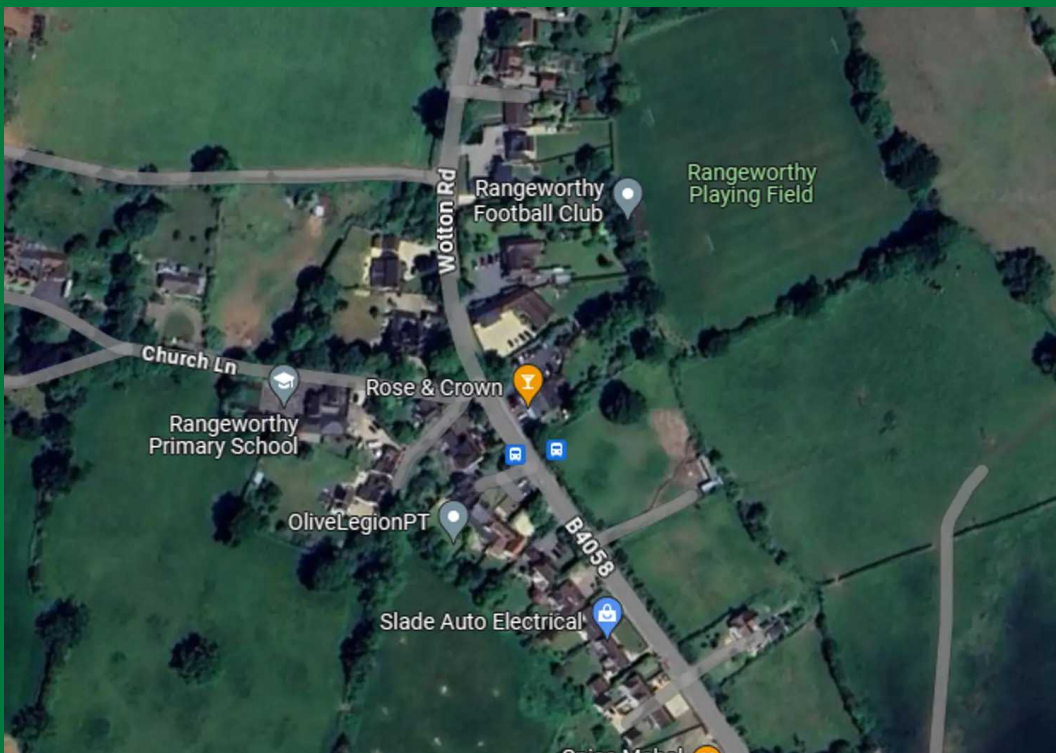
Rare find in sought-after Rangeworthy village, this charming property offers a thoughtful layout, beautiful garden, and no onward chain. Spacious home with 3 beds, good living area, and large conservatory. Perfect for families seeking a village lifestyle. Beautiful SW-facing garden with ample off-street parking. Council Tax band: E

Tenure: Freehold


EPC Energy Efficiency Rating: E

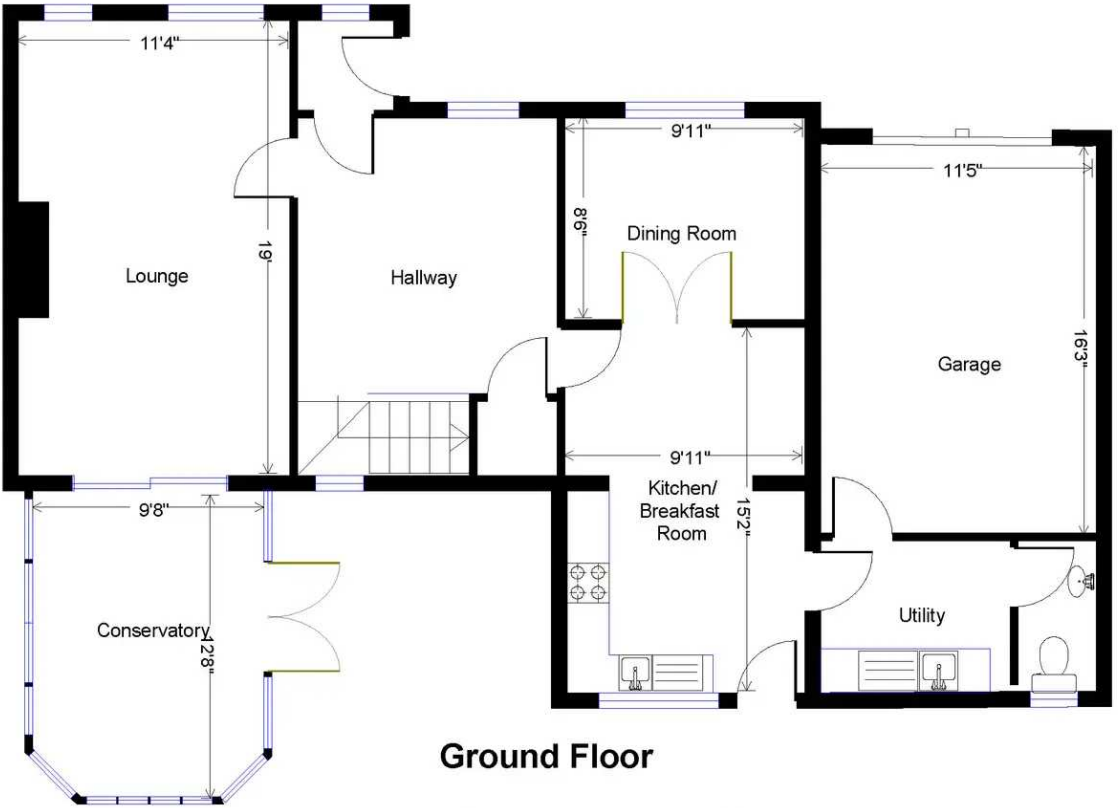
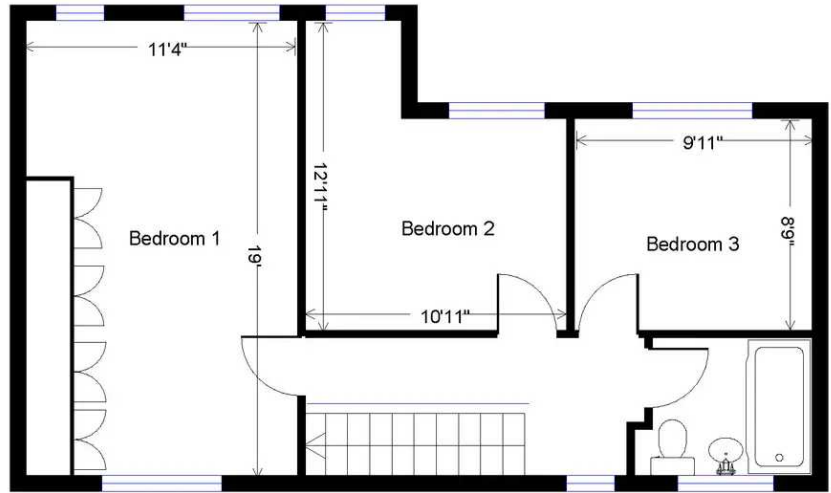
EPC Environmental Impact Rating:





## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		65
(39-54) <b>E</b>	39	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 



**Ground Floor**

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

Approximate internal area: 1,380 sq ft excluding Garage

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Disclaimer:- These particulars are set out as a general guide only and do not constitute any part of an offer or contract.

Details, photographs, measurements, floorplans and distances are given as a guide only and must not be relied upon for the inclusion of any visible fixtures and fittings.

Asking prices, rents, or other figures quoted are believed to be correct at the time of publication. They are presented in good faith but without any responsibility, must not be relied upon as statements or representations of fact, and any affected parties must satisfy themselves by inspection or otherwise as to the correctness of each of them by their solicitor prior to exchange of contracts.

We have not carried out a structural survey. Any services, appliances and fittings have not been tested. We recommend independent specialist advice be taken if in doubt, about these, or any liability for VAT in respect of any transaction relating to this property.

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