



15 The Burltons
Cromhall | Wotton-under-Edge | Gloucestershire | GL12 8BH

STEP INSIDE

15 The Burltons

15 The Burltons is a contemporary, high-specification four-bedroom family home, beautifully positioned in the desirable village of Cromhall. Designed with modern living in mind, the property offers excellent connectivity to surrounding towns and cities while retaining the tranquillity of village life.

Area

Cromhall is a charming South Gloucestershire village that strikes the perfect balance between countryside living and modern convenience. Surrounded by rolling fields and scenic walks, the village offers a slower pace of life while remaining exceptionally well-connected. Local amenities include a primary school, church, and a welcoming village community.

The nearby towns of Wotton-under-Edge, Thornbury, and Chipping Sodbury provide a wider array of shops, cafés, and restaurants, while larger centres such as Bristol and Bath are easily accessible by road. The M5 and M4 motorways are within easy reach, making Cromhall an ideal base for commuters, while rail links from Bristol Parkway connect swiftly to London and beyond..

Step inside

A neatly landscaped, shrub-lined pathway leads to the front entrance. Stepping inside, you are greeted by an inviting hallway, where a striking glass balustrade frames the staircase and immediately showcases the home's sense of style and attention to detail.

The hallway flows into the heart of the home: a sleek, high-specification kitchen and dining room. Complete with contemporary worksurfaces, modern cabinetry and a suite of Siemens integrated appliances, this space is perfect for both family life and entertaining. Double doors open onto the garden, allowing natural light to fill the room and providing a seamless connection between indoors and out.

Sharing the same garden aspect, the generously proportioned living room offers a welcoming space to relax, with further access to the garden for convenience. A versatile additional reception room on the ground floor makes an ideal study or snug, while a practical cloakroom completes the accommodation on this level.

To the first floor, the home continues to impress with four well-sized bedrooms. The principal suite benefits from a stylish en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom.







STEP OUTSIDE

15 The Burltons

Step outside

The rear garden has been thoughtfully designed with ease of maintenance in mind. Tiered to create distinct areas, it features artificial lawn, a decked terrace, and a luxurious hot tub — offering the perfect setting for family enjoyment and relaxation.

Adding further appeal, opposite the garden a set of bifolding doors open into the converted garage. Currently configured as a stylish bar and entertainment area, this versatile space could also be used as a games room, gym, or easily reverted to its original purpose as garaging. To the rear of the home, there is ample off-road parking for multiple vehicles.



INFORMATION

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Key features

- Contemporary four-bedroom family home finished to a high specification
- Stunning open-plan kitchen/dining room with Siemens integrated appliances
- Prime location close to key amenities
- Principal bedroom with en-suite plus modern family bathroom
- Low-maintenance tiered garden with decking, artificial lawn, and hot tub
- Converted garage with bifold doors, currently a stylish bar/entertainment space



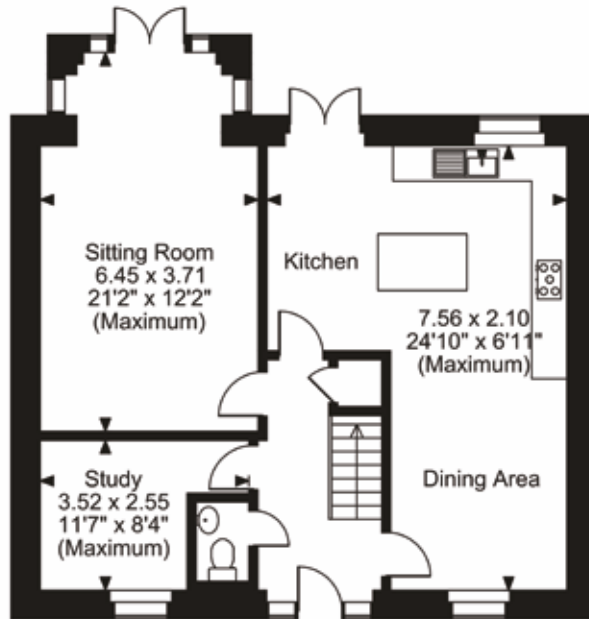
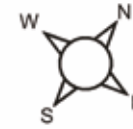
The Burltons, Cromhall, Wotton-under-Edge

Approximate Gross Internal Area

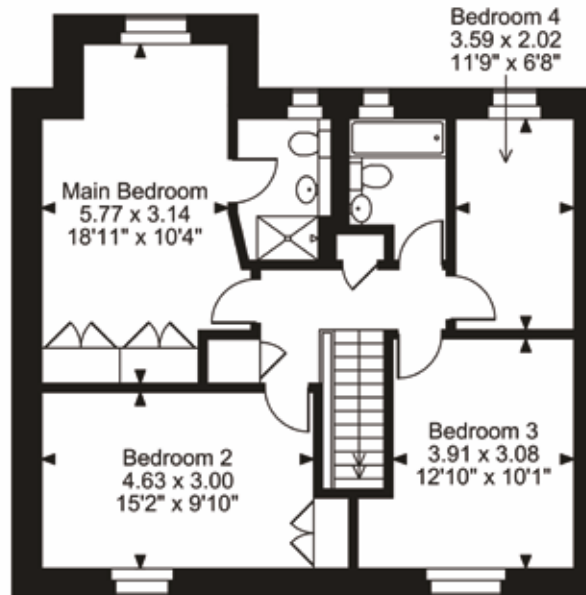
Main House = 1540 Sq Ft/143 Sq M

Garage = 337 Sq Ft/31 Sq M

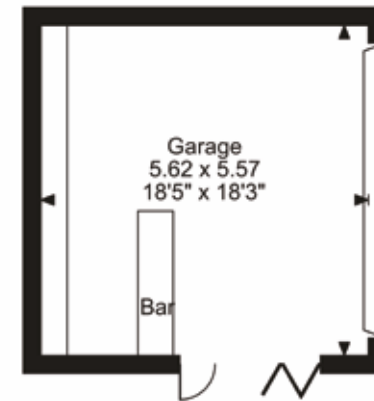
Total = 1877 Sq Ft/174 Sq M



Ground Floor



First Floor



Tenure: Freehold
Council Tax Band: G

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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