



ASKING PRICE

£565,000

The Green

Heathend, Cromhall, Wotton-under-Edge, GL12 8AR

PROPERTY SUMMARY

As you step into the spacious hallway, you're greeted by the warmth of this inviting home. To your left, you'll find a cozy snug, ideal for quiet evenings or a home office with stairs leading to the first floor. The heart of the home lies ahead, with a beautifully designed kitchen diner, perfect for family meals and entertaining. Adjacent to the kitchen is the spacious lounge where you can relax and unwind, and a family room offering additional space for recreation or relaxation. There are two sets of French doors leading into the rear garden and a further door which takes you into an oversized utility room and downstairs cloakroom.

Upstairs you'll find the principle bedroom which has large windows overlooking the rear garden and open countryside beyond allowing natural light to filter in. There is a built in wardrobe providing plenty of storage space and an en-suite shower room. There are three further bedrooms on this floor along with a spacious family bathroom. Loft access can be found via the landing which offers further storage space.

Outside

There is a driveway to the front providing parking for a car along with undesignated parking to the front. An enclosed area houses the oil tank. There are open countryside views to both aspects. The spacious and private rear garden comprises of a large patio area and is enclosed via fencing. This fantastic space would be ideal for hosting gatherings with friends / family throughout the year. There is an outside tap and electricity point with space for a hot tub.

Services

Oil Central Heating, Mains Electrics & Drainage

4



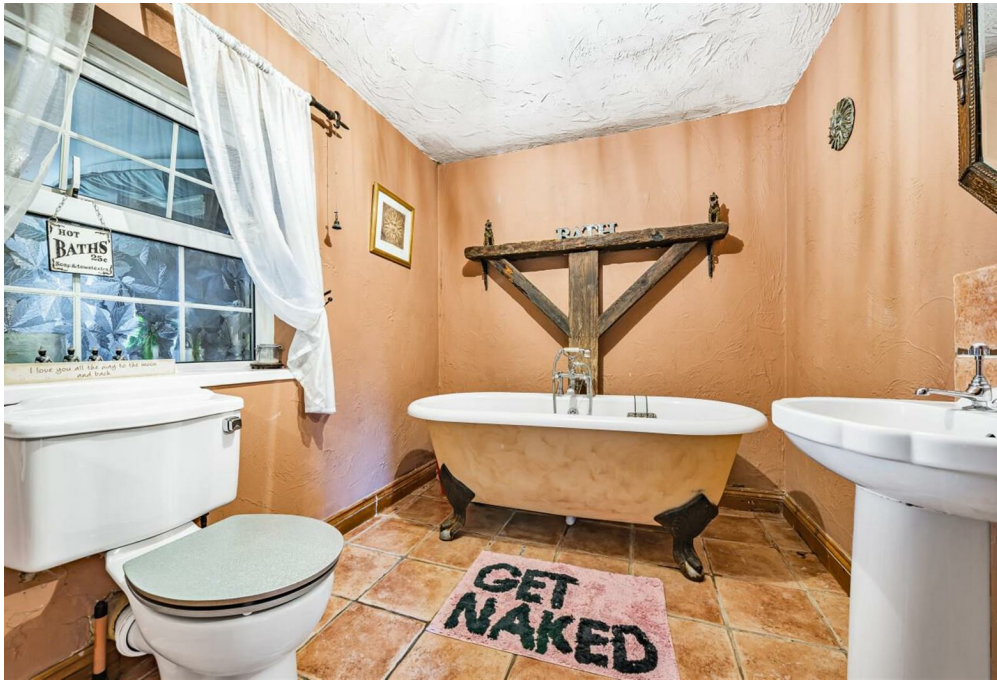
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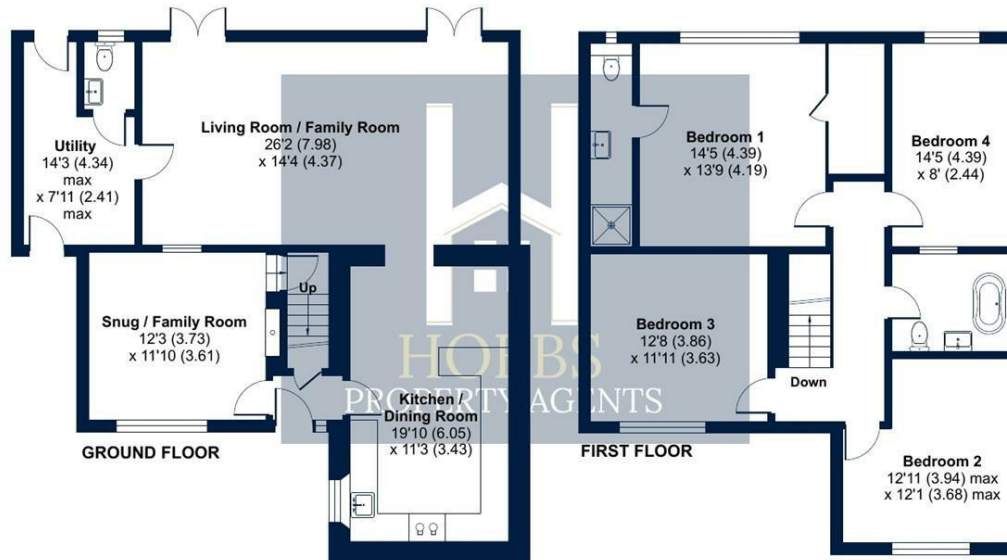




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Approximate Area = 1890 sq ft / 175.5 sq m

For identification only - Not to scale



LOCAL AUTHORITY
South Gloucestershire

TENURE
Freehold

COUNCIL TAX BAND
D

VIEWINGS
By prior appointment only

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 81 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 59 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Hobbs Property Agents Limited. REF: 1123097



OFFICE DETAILS

01454 529 024

sales@hobbspropertyagents.co.uk