

OFFERS IN THE REGION OF

£779,000

1 The Firs

New Road, Rangeworthy, BS37 7QH

PROPERTY SUMMARY

Enter into the spacious hallway that sets the tone for the rest of the home. The expansive living room, bathed in natural light, provides a serene space for relaxation and entertaining, featuring tasteful décor, high-end finishes and a central wood burning stove. Adjacent to the living room is a versatile family and dining room, ideal for both intimate gatherings and lavish dinner parties. The heart of this magnificent home is the kitchen and breakfast room, meticulously designed with top-of-the-line appliances and ample cabinetry, offering both functionality and style with bi-folding doors leading to the rear garden giving a seamless extension of living / entertaining space. Whether you are a culinary enthusiast or simply enjoy casual dining, this space caters to all your needs. A separate study provides a quiet retreat for work and could be utilised as a play room, while the utility room and cloakroom offer practical convenience.

Comfort is paramount, with underfloor heating throughout the downstairs ensuring a warm and inviting ambiance. The upper floor hosts four generously sized double bedrooms, each thoughtfully designed to provide a peaceful haven. The two luxurious en-suites boast elegant fixtures and fittings including anti mist mirrors with blue tooth speakers, while the main bathroom is a sanctuary of indulgence, fully tiled featuring a sumptuous freestanding bath and shower.

Outside, the landscaped walled rear garden offers a private oasis for outdoor enjoyment, with a manicured lawn and stylish planting. The side garden area is laid to slate stones and provides a good space for a storage shed. The detached double garage not only provides ample space for vehicles but also includes a versatile loft room, perfect for additional storage or conversion into a studio or ancillary accommodation. The garage also benefits from having an EV Charging Point and an outside tap.

The property is accessed by a private gated driveway for use of the residents only which has its own built in intercom system. 1 The Firs also benefits from air source heating and photovoltaic roof tiles with an EPC Rating A!

4



3



3





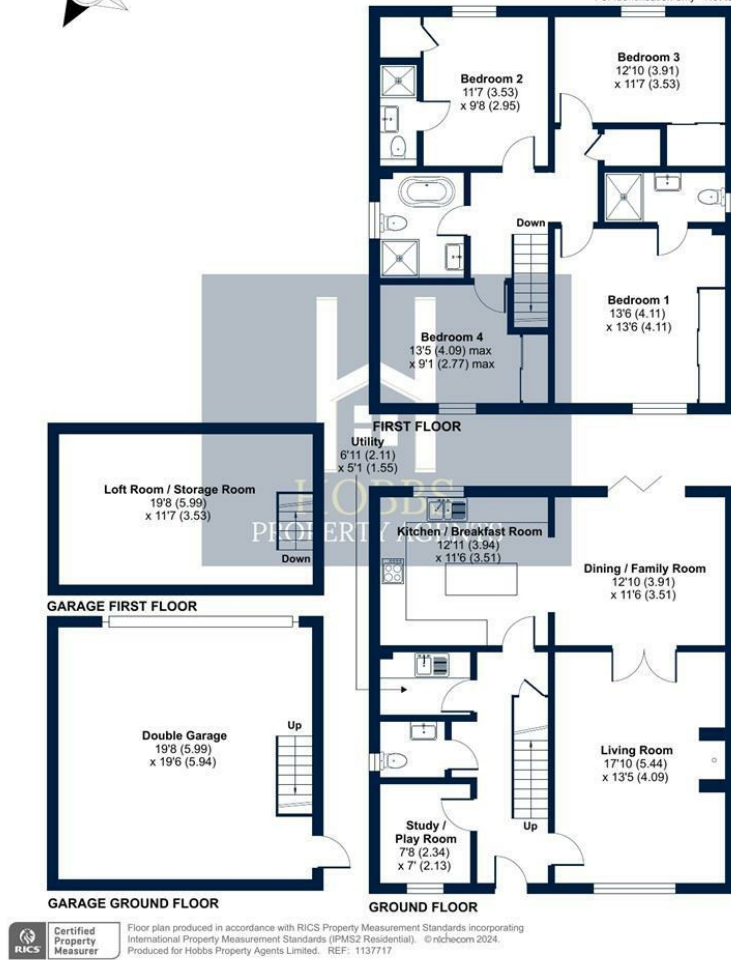




The Firs , Rangeworthy , BS37

Approximate Area = 1592 sq ft / 147.9 sq m
 Garage = 613 sq ft / 56.9 sq m
 Total = 2205 sq ft / 204.8 sq m

For identification only - Not to scale



LOCAL AUTHORITY
 South Gloucestershire Council

TENURE
 Freehold

COUNCIL TAX BAND
 F

VIEWINGS
 By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		97	99
(81-91) B			
(69-80) C			
(55-68) D			
(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



OFFICE DETAILS

01454 529 024
 sales@hobbspropertyagents.co.uk
 www.hobbspropertyagents.co.uk