

property details **approval form**

The Coach House Duck Street, Tytherington, Wotton-Under-Edge, Gloucestershire, England, GL12 8QB

Date: 19 December 2025

Property Ref and Version: CPS105362 - 0005

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

offers in excess of £850,000

Tenure: Freehold

>> **key features**

- > Four Bedroom Character Home
- > Flexible Living Accommodation
- > Prime Village Location
- > Gated entrance with parking for multiple cars
- > Double Garage with power and light
- > Open plan kitchen/diner/living space
- > EPC Rating: Awaited

>> **short description**

****DOUBLE GARAGE** **AMPLE OF PARKING**** A rare opportunity to purchase a distinctive and adaptable family home in the ever popular village of Tytherington. With generous accommodation split across two floors and the potential to create an 'annexe' space, perfect for families or flexible lifestyles.

>> **long description**

Nestled in the highly sought after village of Tytherington, this character home, offers a rare blend of period charm and flexible living accommodation, with in a truly enviable village setting.

Boasting an inviting and spacious layout across two floors, this home presents superb family living with the added potential to create a separate living area or annexe for older children, multi-generational living, home working or potential rental income.

The internal layout comprises of four well proportioned bedrooms, with two located on the ground floor and two on the first floor, offering flexibility for families and visitors alike. The generous living space includes an open plan kitchen, diner and living space as well as a further separate reception room. The centre of this home is a spacious open plan kitchen/diner/living space with doors that flow out to both the front and rear gardens, making it a fantastic hosting space, whilst also having the bonus of

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an adjacent utility room. Downstairs this family home also offers a further reception room, downstairs shower room, bedroom 4 and has the principle bedroom which is complete with dressing area and en-suite.

Whilst upstairs boasts two further double bedrooms with a family bathroom. Externally, the property benefits from a gated entrance, with a well-proportioned plot with low maintenance garden space, provides plenty of space for outdoor entertaining. There is also a double garage with electric roller doors.

>> **directions**

>> **Agent Note**

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>> room description

Location

Tytherington is a delightful rural village with a strong sense of community and a range of local amenities on your doorstep including the local community shop with the Post Office, The Swan pub and the village hall. Tytherington is 6-8 miles away from both Yate and Bristol Parkway Train Stations, providing direct links to Bristol Temple Meads and London. The M5 Motorway lies within easy reach, offering convenient access to Bristol, Cheltenham, Gloucester and the Midlands - ideal for commuting or weekend get away's.

Ground Floor

Utility Room

Kitchen/Diner/Living Room

Kitchen Area:

Window to rear aspect overlooking the garden, a modern fitted kitchen with a combination of wall and base units and quartz work tops over, with upstands and stainless steel sink. Integral electric hob with cooker hood over and integral double oven, and dishwasher. Complete with built in wine storage racks and breakfast bar area, with further storage cupboards. Spotlights and tiled floor, open to:

Dining Area

Doors to front and rear aspect leading to both front and rear garden areas. Spotlights and tiled floor, open to:

Living Area

Doors to side aspect leading out to rear garden area. Stairs rising to the first floor, door leading to bedroom one and internal hallway. Spotlights and tiled flooring.

Bedroom One

Doors leading out to rear garden space, built in wardrobe storage and open to dressing area with a door leading to en-suite bathroom.

Ensuite

Window to side aspect, low level wc, wash hand basin, bath with mixer taps and shower cubicle. Fully tiled walls and flooring and spotlights.

Internal Hallway

Door to side aspect. Door leading to shower room, open plan living area and second reception room.

Shower Room

Tiled walls and flooring, low level wc, wash hand basin and walk in shower cubicle.

Second Reception Room

Two window to side aspect over looking the front garden area, door leading to bedroom 4 and internal hallway. Wood effect flooring and spotlights.

Bedroom Four

Two windows to side aspect, wood effect flooring and spotlights. Could be used along side the second reception room

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>> **room description**

to create an annexe living space.

First Floor

Bedroom Two

Windows to front and side aspect. Wood effect flooring, built in wardrobe and spotlights.

Bedroom Three

Windows to side and rear aspect. Wood effect flooring, built in wardrobe and spotlights.

Family Shower Room

Window to side aspect. Low level wc, wash hand basin and corner shower cubicle. Fully tiled walls and floor and spotlights.

Outside

Rear Garden

Fully Enclosed by boundary wall and mainly laid to astro.

Front Garden

Low maintenance front courtyard area, mainly laid to patio.

Double Garage

Double garage with electric roller doors, power and light.

Parking

Gated entrance, with parking for multiple vehicles.

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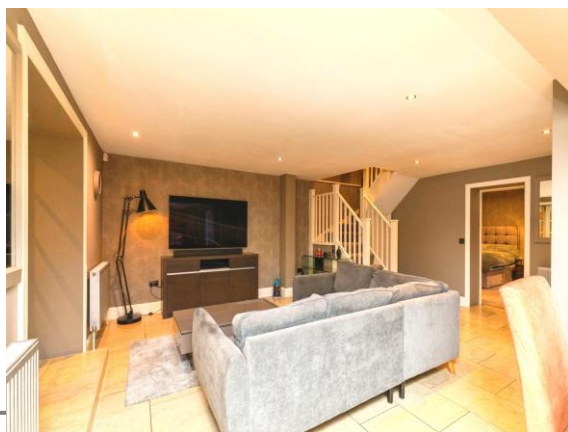
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>> **property images**



Your Allen & Harris office: 7 High Street, Chipping Sodbury, BRISTOL, Avon, BS37 6BA
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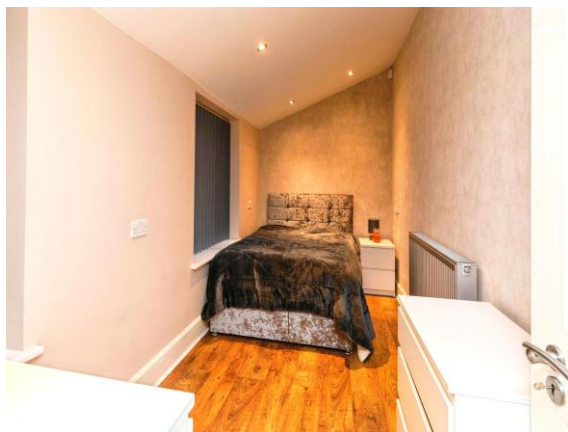
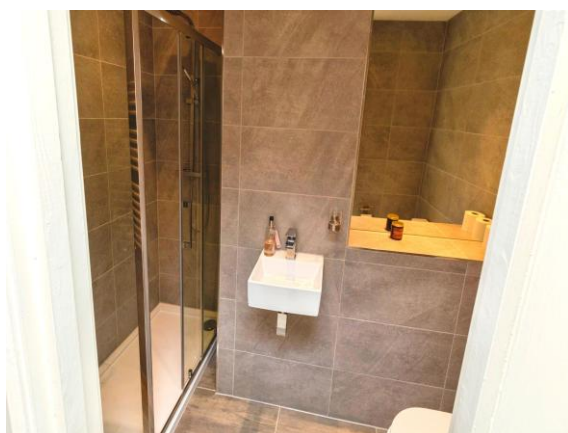
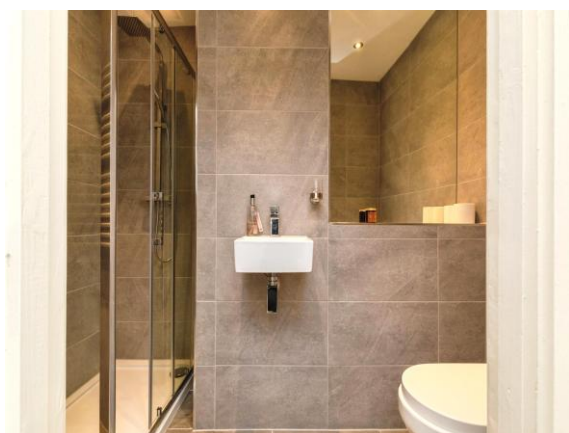
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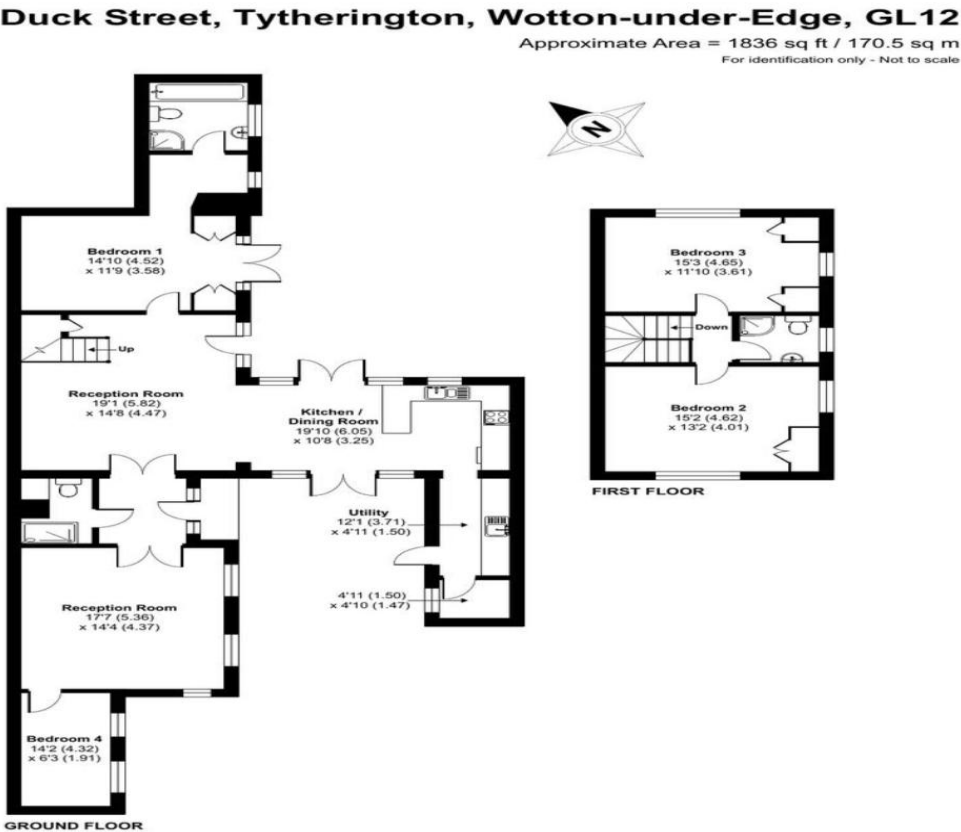
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>> floor plan



>> approval

	Signature	Date
Alyesha Challis		
Mr D. Pandolfino		