

# 5 The Orchard

Tytherington GL12 8UX





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Gloucestershire GL12 8UX

*A superb five bedroom detached family home situated in this exclusive development in the heart of this highly sought-after village*

Ground floor

Sitting room, kitchen/dining room, study/snug,  
Utility cloakroom

First floor

Master bedroom with en-suite bathroom and  
dressing room, guest bedroom with en-suite  
bathroom, bedroom three

Second floor

Two further bedrooms, family bathroom

Outside

Large driveway offering ample parking, double  
garage

South facing garden with sun terrace, vegetable  
garden, summer house

Features

Wood burner, double glazing, oil c.h, Bosch  
integrated appliances, ample storage

Services

Main's, electricity, and water

2318.20 sq. ft – 215.40 sq. m



## Description:

A substantial stone built detached family home situated in this exclusive small cul de sac development which is in the heart of this highly sought-after South Gloucestershire village.

The village of Tytherington is situated South of the M5 Junction 14, offering excellent commuting to Bristol, Cheltenham, and Gloucester. For the commuter Bristol Parkway Station is approximately a 20 minutes' drive (6.9 miles) with its direct link to London Paddington.

Tytherington offers many amenities to include a village shop with post office, the parish church of St James, a children's play park and the The Swan Inn, a traditional village public house with restaurant. Further shopping facilities, amenities and schools can be found in the nearby towns of Thornbury and Wotton-under-edge. The renowned shopping centre The Mall is also within easy reach offering extensive shopping facilities and entertainment.

Price on Application

Viewing Strictly by Appointment

with

Louise Light Property

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07963 142613





### Accommodation:

The light and spacious accommodation briefly comprises of; a welcoming entrance hall with a useful cloakroom and store cupboard. The 21ft sitting room with a dual aspect features a wood burner and patio doors to the garden. The large kitchen/family room has ample wall and floor units with integrated appliances and patio doors to the garden. Adjacent is the fully fitted utility again with access to the garden. A second reception completes this floor.

The first floor offers a spacious master bedroom with a walk-in dressing room, further fitted wardrobes and a contemporary en-suite bathroom with separate shower. The guest bedroom also features a newly fitted en-suite bathroom. A third bedroom completes this floor.

On the second floor there are two further bedrooms which share a family bathroom.

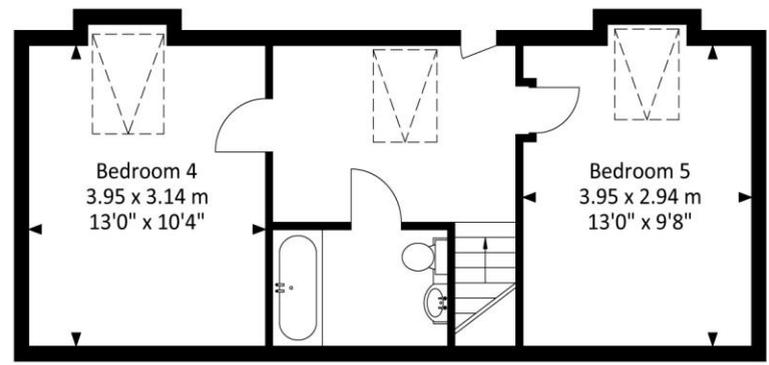
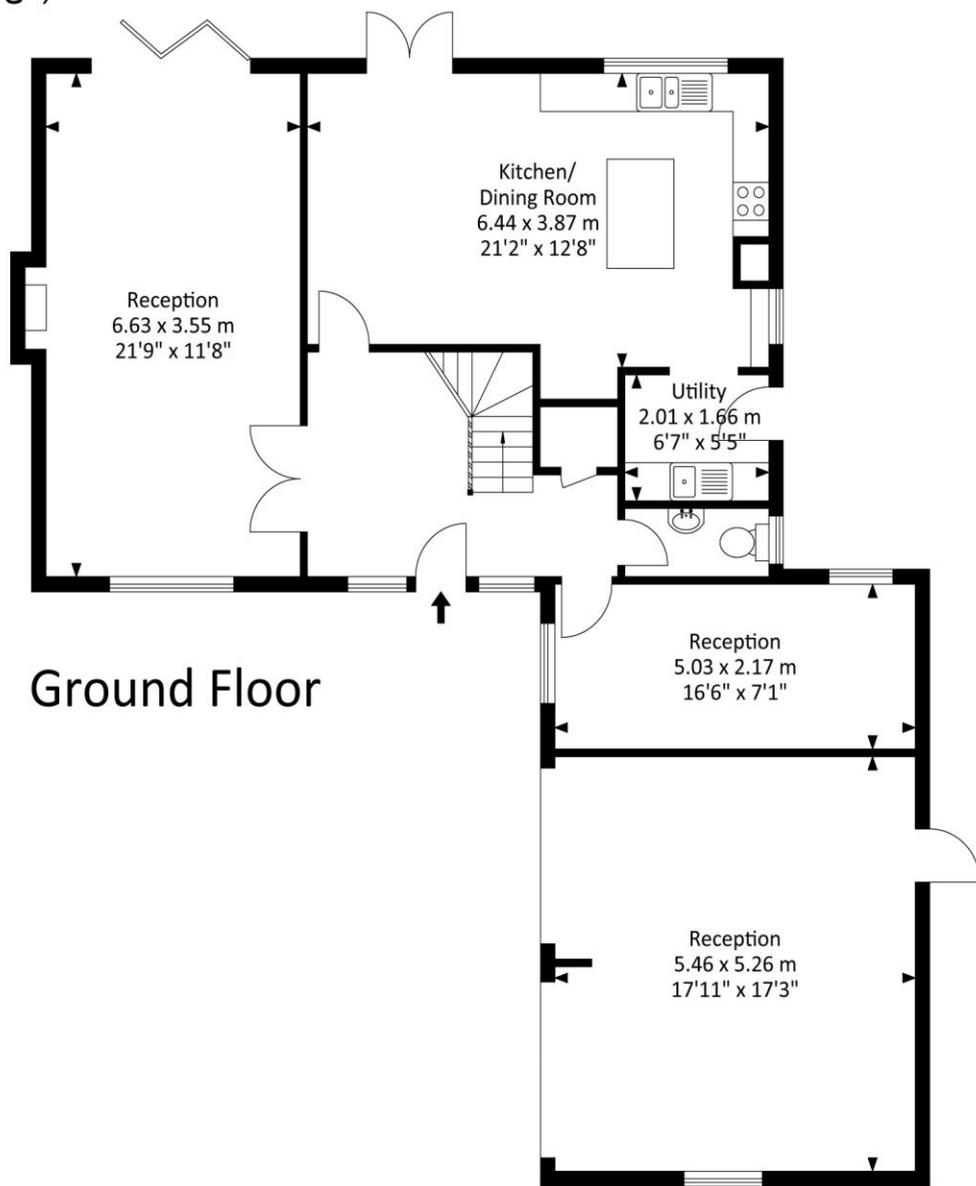
### Outside:

The delightful gardens are a particular feature to this property and include a level lawn with paved patio, a more mature garden can be found which has a summer house, vegetable plot and seating area ideal for al fresco dining. There is side access and all enclosed by a stone wall and fencing making this safe for pets and children.

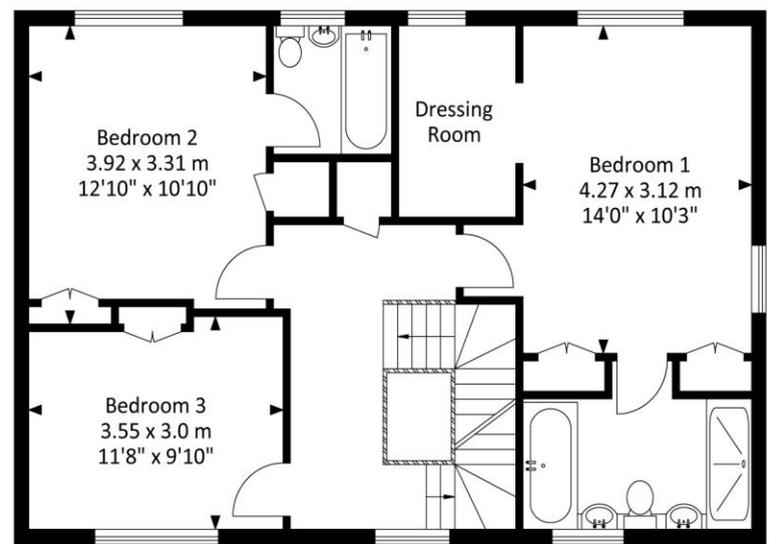
Ample off-street parking is found to the front of the property and a large adjoining double garage with loft storage and a useful door to the rear the garden.



215.40 Sq.Ft - 2318.20 Sq.M  
 (Total area includes garage)



Second Floor



First Floor



For illustrative purposes only. Not to scale. 0117 422 0376 office@louiselightproperty.co.uk

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

