

estate agents **auctioneers**

**hollis  
morgan**



Thurlow Greenwell Lane, Langford, Bristol, Somerset, BS40 5HR

£995,000

Hollis Morgan- A luxuriously appointed detached residence ( 3000 sq ft) surrounded by fields located in the sought after Village of Langford.

### Description

Constructed to a high specification in 2015 "Thurlow" is located at the end of quiet lane, surrounded by beautiful rural scenery. Internally the property offers a generous footprint set over two floors, with stylish interior/decor throughout.

Internally a bright and airy hallway laid in oak flooring greets you upon entry which beckons you into the lounge offering attractive decor, oak flooring and working wood burner. To the rear of the property sits an impressive kitchen/diner engulfed by large bi fold doors which provide light in abundance. A Large Quarts island is the focal point of the kitchen, boasting a "Bosch" induction hob/filter and "Franke" sink/drain. The main kitchen area comprises a range of matching wall and base units, sink/drain, quartz stone worktops, American fridge/freezer, wine cooler and "Bosch" integrated ovens. The ground floor benefits further from a separate W.C and integral double garage with power, lighting and separate boiler room.

The first floor accommodation has been cleverly designed around an open tread oak staircase, the footprint offers five double bedrooms and four bathrooms (Three of which en suite) each bathroom has have been thoughtfully designed with high quality fittings and attractive tiles. The main bedroom also has the added benefit of fine views and large walk in wardrobe.

Externally a lawn area and generous driveway front the property whilst the rear garden boasts an L -shaped patio area and well-manicured lawn surrounded by countryside.

### Location

The Village of Langford offers local amenities including; local shop & fuel station, , Public Houses, restaurants and an excellent Primary School. The neighbouring village of Churchill offers a Post Office & Secondary School. Bristol 12 miles, Wells 13 miles, Bath 22 miles, M5(J20 and 21) 7 Miles, London (Paddington) is approximately two hours from Backwell Rail Station (7.5 miles)

### Other Information

Freehold.

Council Tax: G

### Please Note

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Please note that in some instances the photographs may have been taken using a wide angle lens.





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Total area: approx. 286.8 sq. metres (3086.8 sq. feet)

(Total area includes garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Floorplan Produced by Westcountry EPC  
Plan produced using PlanUp.

Thurlow Greenwell Lane, BRISTOL

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         | <b>95</b> |
| (81-91) <b>B</b>                            |  | <b>86</b>               |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

  

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) <b>A</b>  |  |                         | <b>93</b> |
| (81-91) <b>B</b>  |  | <b>85</b>               |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

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