



COUNTRY
PROPERTY



Two Mile House

North Nibley

£835,000



Two Mile House Wotton Road

North Nibley, GL11 6DS

Substantial detached family home located in the heart of rural North Nibley village, in large gardens and enjoying established countryside views to front and rear. Versatile accommodation, Westerly facing rear garden, driveway parking and double garage. No Onward Chain.

A happy family home for over 20 years, the vendors have invested time, love and care on the property and believe the new owners will enjoy the warm internal ambience and pleasing location of Two Mile House. The versatile accommodation includes porch, entrance hall, sitting room, kitchen, dining room, utility room, boot room, 4 bedrooms, 3 bathrooms and a studio/workroom which is located in the undercroft along with the double garage.

There are miles of rural walks on the doorstep and a warm village community to be a part of.

A recent investment includes private amenity land at the rear which provides wonderful views over the house and along the Cotswolds Edge - and offers the potential for a wildflower orchard and vegetable garden with space for a greenhouse and garden room (subject to planning consents).

- Sitting Room & Dining Room
- 4 Bedrooms & 3 Bathrooms
- Double Garage & Studio/Workroom
- Westerly Facing Rear Garden
- Countryside Views
- No Onward Chain
- Orchard/Amenity Land
- Energy Efficiency Rating C





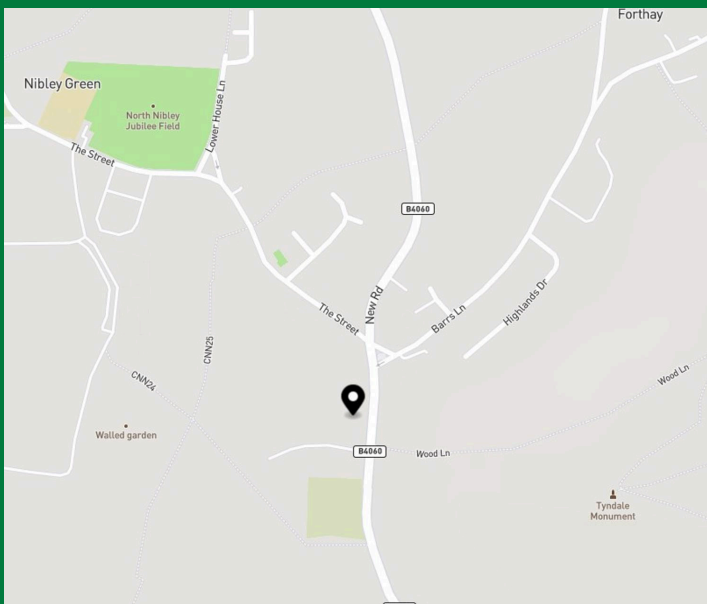
North Nibley

North Nibley offers a community hub - cafe, public house and a primary school. From the local landmark of Tyndale monument you'll discover the distant views across the Severn Vale and walks through Westridge woods. Wotton-Under-Edge and Dursley offer supermarkets and many other shops, amenities, sports and leisure facilities, additional primary and secondary schools. Tetbury, Nailsworth and Cirencester are nearby, Bristol, Gloucester, Cheltenham within 30 minutes commuting distance. M5 J13 and M4 J18 under half an hour.

Charming 1990's family home in North Nibley village with countryside views. Versatile accommodation, westerly garden, driveway, double garage. Warm ambience, studio/workroom, 4 beds, 3 baths, lovingly landscaped garden. Ideal for family life. Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





Total area: approx. 262.9 sq. metres (2829.9 sq. feet)

Sketch plan for illustrative purposes only
Plan produced using PlanUp.

Disclaimer:- These particulars are set out as a general guide only and do not constitute any part of an offer or contract.

Details, photographs, measurements, floorplans and distances are given as a guide only and must not be relied upon for the inclusion of any visible fixtures and fittings.

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