



**Hillcrest**

Horton

**Guide Price £625,000**



## Hillcrest, Horton Hill Horton, BS37 6QN

Traditional 4 bedroom chalet bungalow surrounded by one third acre gardens and glorious countryside beyond. Enjoying a tucked away location, this desirable property is ideal for some modernisation to suit the buyers own taste. Spacious rooms are complemented by 9' high ceilings on the ground floor which gives a nice light-and-airy feel. There is an extended lounge and a good size kitchen breakfast room complete with pantry, utility and WC, and 3 ground floor bedrooms. Bedroom 4 is upstairs, a 'double', with its picture window plus the loft space adjacent offering enormous potential.

The property is surrounded to the front and side by fields with spectacular views out from a slightly elevated plot - the perfect place to enjoy a sunset! All this is situated 5 minutes' drive from public facilities and local amenities such as Chipping Sodbury and Yate shops, Waitrose supermarket, schools & sports clubs. The village benefits from a social club, village hall, C of E primary school, and access to the Cotswold Way for country walks along the escarpment.

- Detached Chalet Bungalow
- 4 Bedrooms
- Rural Country Views
- 1/3rd-Acre Gardens
- Requires Some Modernisation
- Short Drive to Facilities
- No Onward Chain
- Energy Efficiency Band F





## Location & Situation

Horton is a quiet sought-after Cotswold country village designated an Area of Outstanding Natural Beauty. There is a treasured village School, village hall and social club, plus it is 5 minutes drive from Chipping Sodbury with its Waitrose and boutique stores. Cotswold Way ensures there is plenty of rural walks on the doorstep. Yate with further schools, shopping and leisure facilities is less than a 10 minute drive. Horton is conveniently placed for the A46, M4 junction 18 Tormarton, M4/M5 Almondsbury, Bristol, Bath and the Cotswolds.

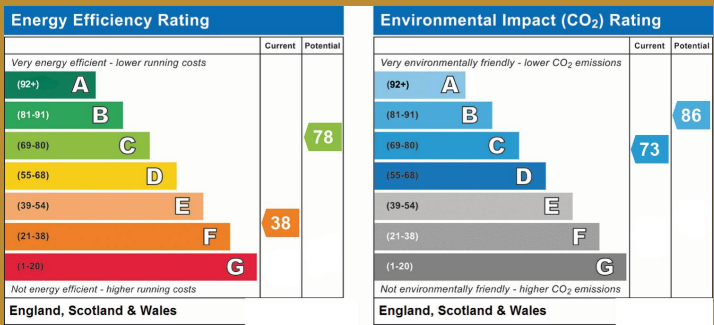
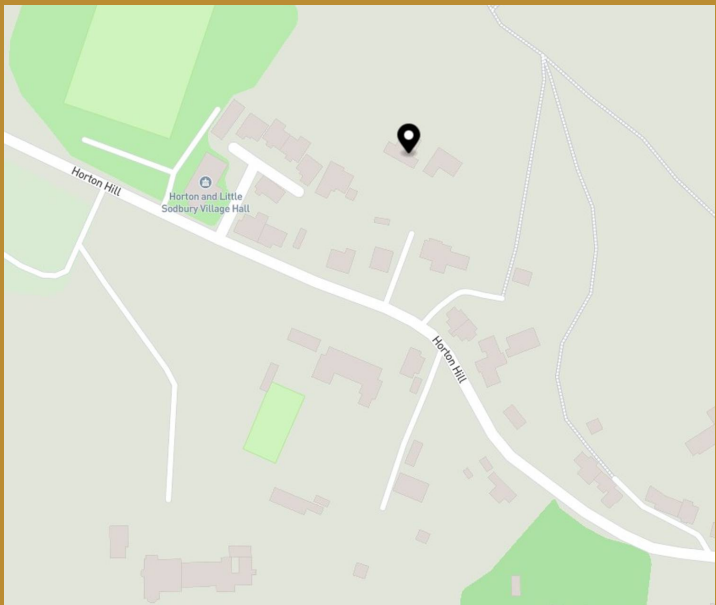
## Further details:-

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: F

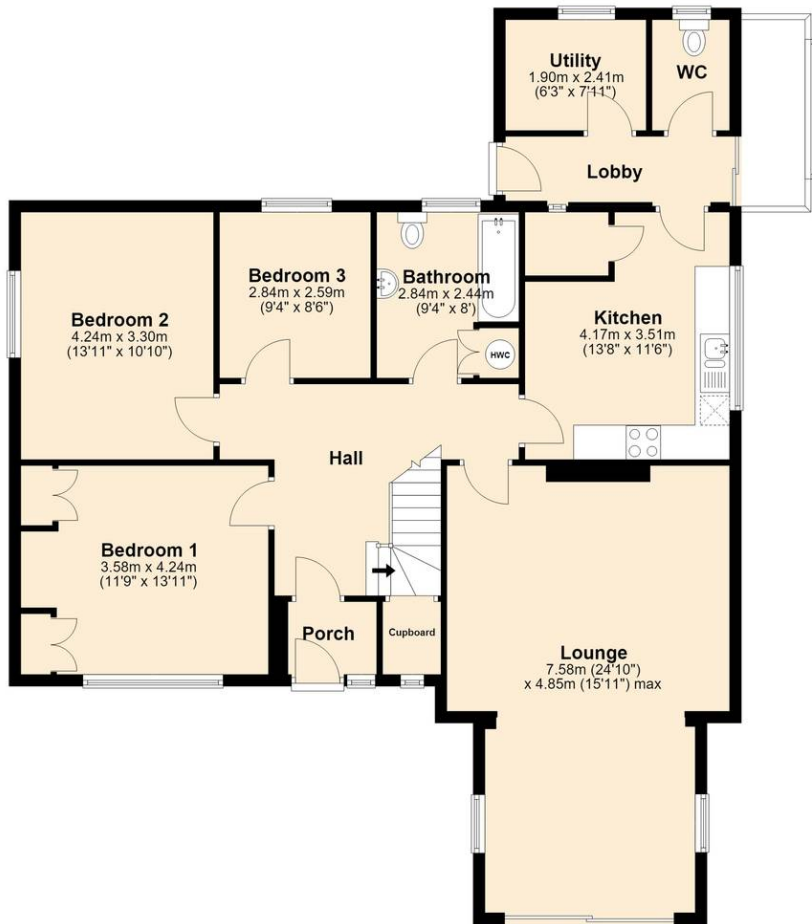
EPC Environmental Impact Rating: C





### Ground Floor

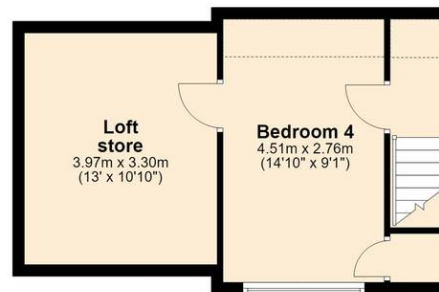
Approx. 123.8 sq. metres (1332.3 sq. feet)  
(excluding unnamed room)



Total area: approx. 154.4 sq. metres (1661.8 sq. feet)

### First Floor

Approx. 30.6 sq. metres (329.5 sq. feet)



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.

Asking prices, rents, or other figures quoted are believed to be correct at the time of publication. They are presented in good faith but without any responsibility, must not be relied upon as statements or representations of fact, and any affected parties must satisfy themselves by inspection or otherwise as to the correctness of each of them by their solicitor prior to exchange of contracts.

We have not carried out a structural survey. Any services, appliances and fittings have not been tested. We recommend independent specialist advice be taken if in doubt, about these – or any liability for VAT in respect of any transaction relating to this property.

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