



Beaufort Lodge Rangeworthy, South Gloucestershire

- Detached Family Home
- 3 Reception Rooms + Conservatory
 - Cloakroom
- Enclosed Gardens to Front & Rear
 - Sought After Village Location

- Beautifully Presented
 - Kitchen
- 4 Double Bedrooms (2 En-Suite)
 - Garage & Parking
 - Chain Free

£500,000

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HERE TO GET *you* THERE

Conveniently situated to Countryside and situated in the pleasant village of Rangeworthy, South Gloucestershire, this beautifully presented detached house built in 2007 is CHAIN FREE and offers a perfect blend of modern living and comfort.

With four spacious reception rooms, including a welcoming entrance hall, a study, kitchen/breakfast room lounge, dining room that flows seamlessly into a delightful conservatory, creating a light and airy atmosphere throughout the ground floor.

The first floor boasts four generously sized double bedrooms, ensuring ample space for family and guests. Two of the bedrooms feature modern white ensuite shower rooms, while a stylish family bathroom serves the remaining rooms, all designed with contemporary finishes.

This property is equipped with double glazing and a newly fitted electric heating system ensuring warmth and energy efficiency. Outside, the enclosed landscaped southerly gardens provide a private retreat, perfect for enjoying sunny days. Additionally, there is a garage for extra storage and paved driveway.

Situated in a popular and sought-after village location, this home is ideal for those seeking a peaceful lifestyle while still being within easy reach of local amenities. The locality is ideal for dog walkers and ramblers alike, offering a variety of walks from your doorstep. There is a village primary school, and village hall used for various events throughout the year. This property is a true credit to its current owner and is ready to welcome its new residents. Don't miss the opportunity to make this delightful house your new home.



Entrance Hall

Double glazed door with double glazed side panel, oak flooring, stairs to 1st floor, radiator, coving, ceiling spotlights, doors into

Study

15'5" into bay x 8'3"

Double glazed box style window to the front, two radiators, coving, ceiling spotlights.

Cloakroom

Double glazed window to the side, white WC, wash and basin, tiled splash back, radiator, coving, ceiling spotlights, tiled flooring.

Lounge

14'7" x 10'7"

Double glazed window to the front, feature fire surround, TV point, radiator, wall lights, coving, ceiling spotlights.

Dining Room

13'4" x 10'8"

Double glazed French doors opening to conservatory, radiator, coving, ceiling spotlights, door into hallway.

Conservatory

11'5" x 11'2" max

Double glazed construction on a dwarf wall with glass roof, wood effect flooring, double glazed French doors opening to the garden.

Kitchen

15'7" x 11'4"

Double glazed window and double glazed door to the rear, range of wall, drawer and base units with work surface over, 1.5 sink unit with mixer tap, further 1.5 stainless steel sink unit, electric oven and electric induction hob, stainless steel splash back, with cooker hood over, integrated dishwasher, plumbing for washing machine, spaces for

fridge/freezer, table and chairs, radiator, coving, ceiling spotlights, tiled flooring.

First Floor Landing

Galleried Landing, double glazed window to the front, access to part boarded loft space with light & power, airing cupboard with newly fitted electric boiler and shelving, doors into

Bedroom One

14'8" x 10'9"

Double glazed window to the front, radiator, coving, ceiling spotlights, door into

En-Suite

7'11" x 3'1"

Double glazed window to the side, white suite comprising, tiled shower cubicle, concealed cistern WC with work surface over and shelves, pedestal wash hand basin, tiled walls, radiator, coving, ceiling spotlights, extractor fan.

Bedroom Two

13' x 8'5"

Double glazed window to the front, radiator, coving, ceiling spotlights, door into

En-Suite

8'4" x 3'3"

Double glazed window to the side, white suite comprising, tiled shower cubicle, concealed cistern WC with work surface over, pedestal wash hand basin, tiled walls, radiator, coving, ceiling spotlights, extractor fan.

Bedroom Three

10'8" x 10'

Double glazed window to the rear, radiator, coving, ceiling spotlights.

Bedroom Four

11'4" x 8'7"

Double glazed window to the rear, radiator, coving, ceiling spotlights.

Bathroom

6'7" x 6'1"

Double glazed window to the rear, white suite comprising panelled bath with rain shower over, vanity wash hand basin with mixer tap over, cupboard under, concealed cistern WC, tiled walls and flooring, heated towel rail, coving, ceiling spotlights.

Outside

The enclosed gated front garden is laid to lawn with shrubs and bushes, hedge boundary with pathway leading to the front door.

The enclosed landscaped southerly facing rear garden is laid to lawn with newly fitted fence boundary, shrub and plant borders, outside tap, patio pathway with gated access to the rear and courtesy door into the garage.

Garage

17'6" x 8'8"

There is a single garage to the rear of the property with up and over door, light, power and shelving, additionally there is block paved parking to the front.

Agents Note

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted"



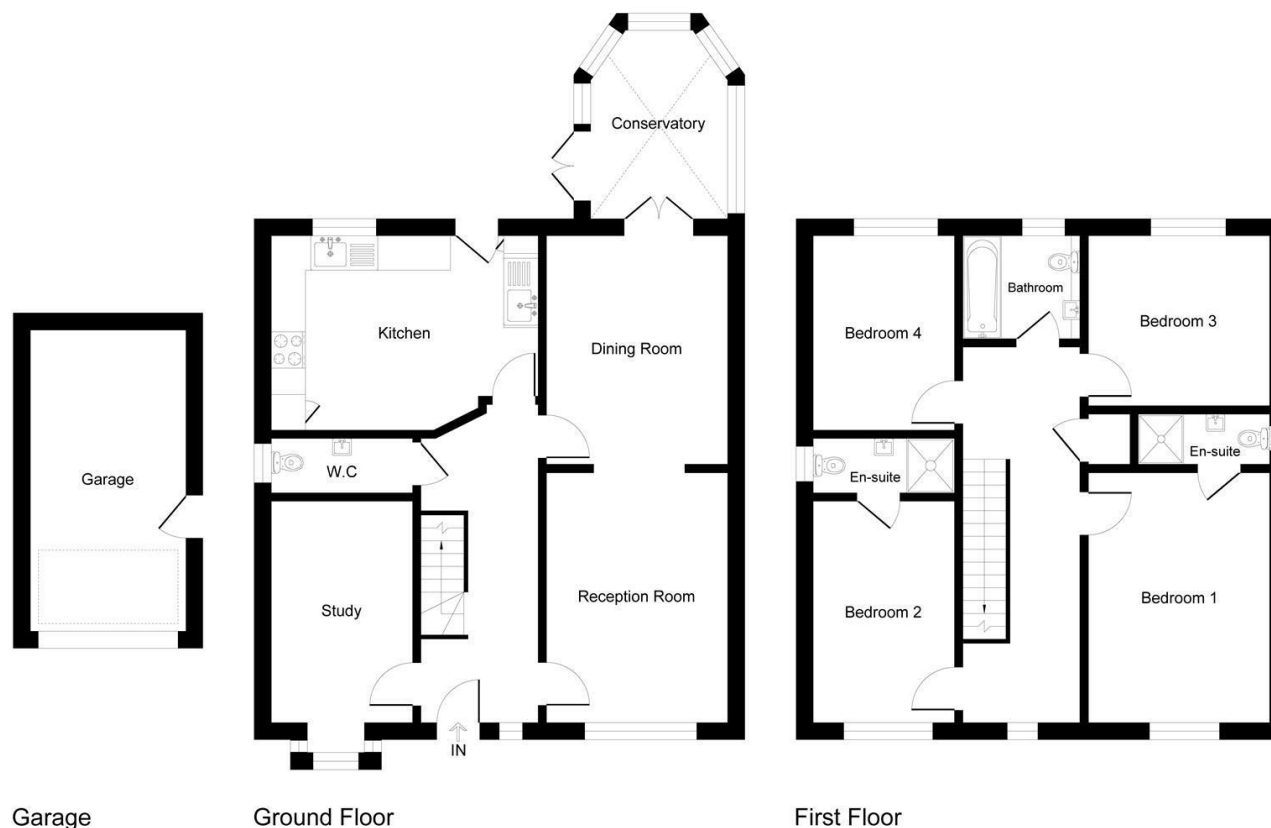


Illustration for identification purposes only, measurements are approximate, not to scale.

Viewing

Please contact our Hunters Yate Office on 01454 313575 if you wish to arrange a viewing appointment for this property or require further information.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

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

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

80-82 Station Road, Yate, Bristol, BS37 4PH
Tel: 01454 313575 Email:
yate@hunters.com <https://www.hunters.com>