



**COUNTRY**  
PROPERTY

**COUNTRY**  
PROPERTY  
01454 321339  
**FOR SALE**

**4 Waverley Close**  
Rangeworthy

**£695,000**



## 4 Waverley Close

Rangeworthy, BS37 7BF

Spacious modern home constructed by Cotswold Homes occupying a generous corner plot in non-estate location on the edge of the village. Built only 11 years ago, the property is beautifully presented and enjoys splendid views over adjoining farmland.

Interior accommodation feels light and airy, in a well-thought out configuration for a modern living. It encompasses a good size entrance hall, downstairs cloakroom, lounge with dual-aspect outlook and French doors leading to garden, impressive kitchen dining room with conservatory-style roof extension which incorporates another set of patio doors to countryside views to the rear. On the first floor we find a generous landing, master bedroom suite with French patio doors opening on to Juliet balcony, ensuite shower room and built-in wardrobes, 3 further bedrooms, and family bathroom which benefits from both a shower and bath. The property offers a tranquil garden with level lawn area and well-stocked established borders and wildlife area with lots of wild flowers. This garden will appeal to those who seek a naturally beautiful and peaceful area to sit and unwind, whilst enjoying the countryside views. The property has driveway parking for 2 cars and spacious integral garage. An ideal home for families or anyone seeking a village lifestyle.

- Detached Family Home
- Kitchen Dining Room
- Lounge & Cloakroom
- 4 Bedrooms & 2 Bathrooms
- Generous Gardens
- Garage & Driveway Parking
- Village Location
- Energy Efficiency Rating C





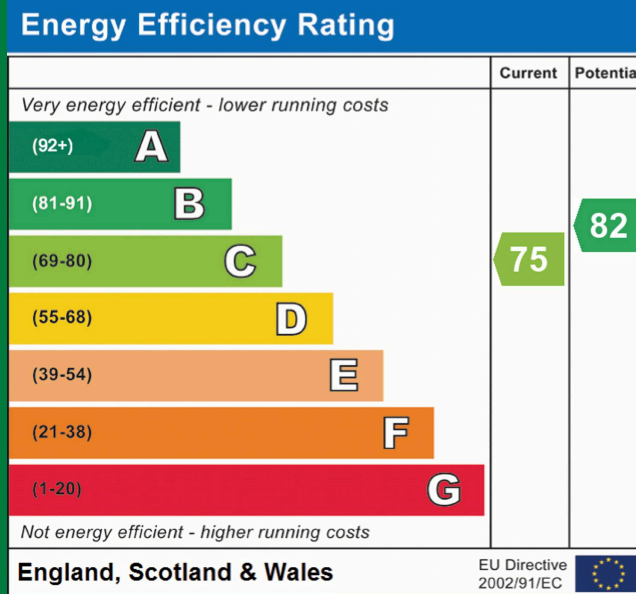
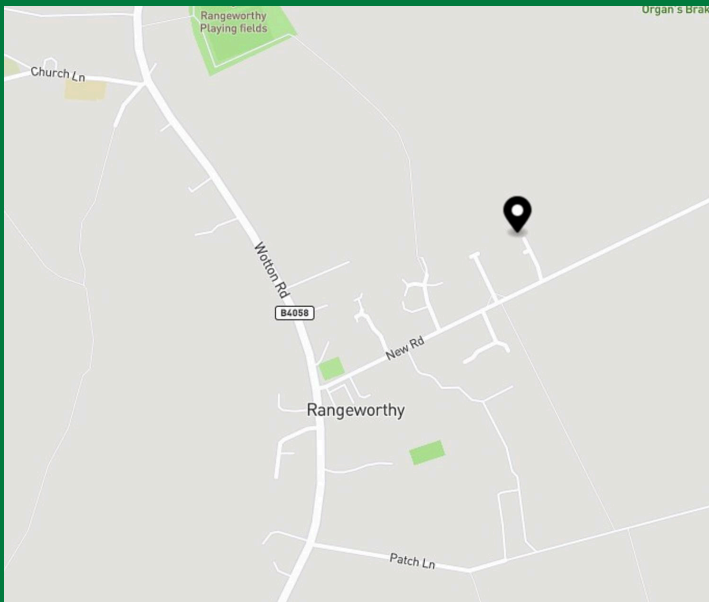
## Rangeworthy

Rangeworthy is a very well-established country village with Public House, Restaurant, Village Hall, primary School and regular bus service. The village is convenient to both Thornbury and Wotton-Under-Edge with their excellent secondary schools (Castle and Katharine Lady Berkeley's) plus a few miles from Yate and Chipping Sodbury. Bristol Parkway and Yate rail terminals, M32 and the M5 motorway junction 14 Falfield and the M4/M5 motorway interchange at Almondsbury are all within a short driving distance

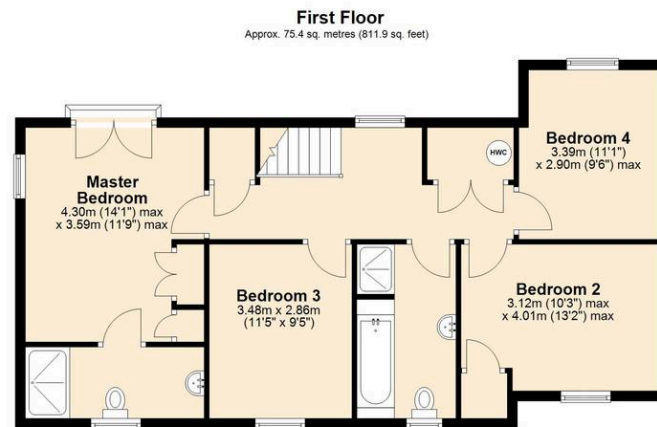
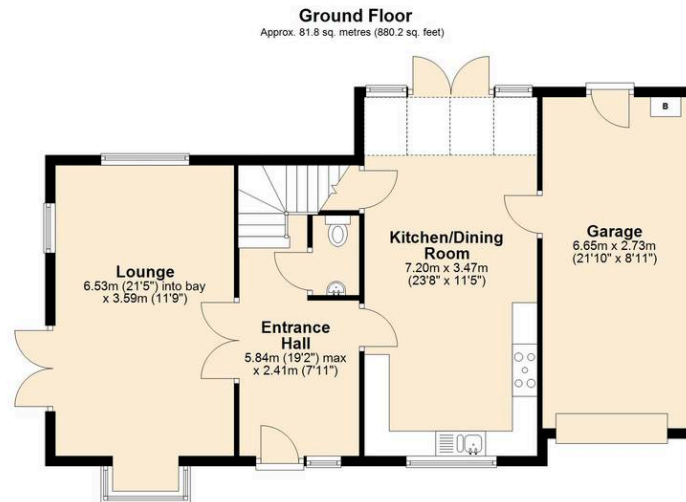
Spacious 4-bed modern home on a corner plot with countryside views, light interiors, large garden, garage, and parking. Features ensuite, family bathroom, and open-plan kitchen-diner. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C







Total area: approx. 157.2 sq. metres (1692.1 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.

No person in the employment of Country Property has authority to make any representation or warranty whatsoever, in relation to this property. We retain the copyright to all promotional material used to market this property.



The Grange, 73 Broad Street, Chipping Sodbury  
South Gloucestershire, BS37 6AD

**01454 321339**

[www.countryproperty.co.uk](http://www.countryproperty.co.uk)  
[enquiries@countryproperty.co.uk](mailto:enquiries@countryproperty.co.uk)