



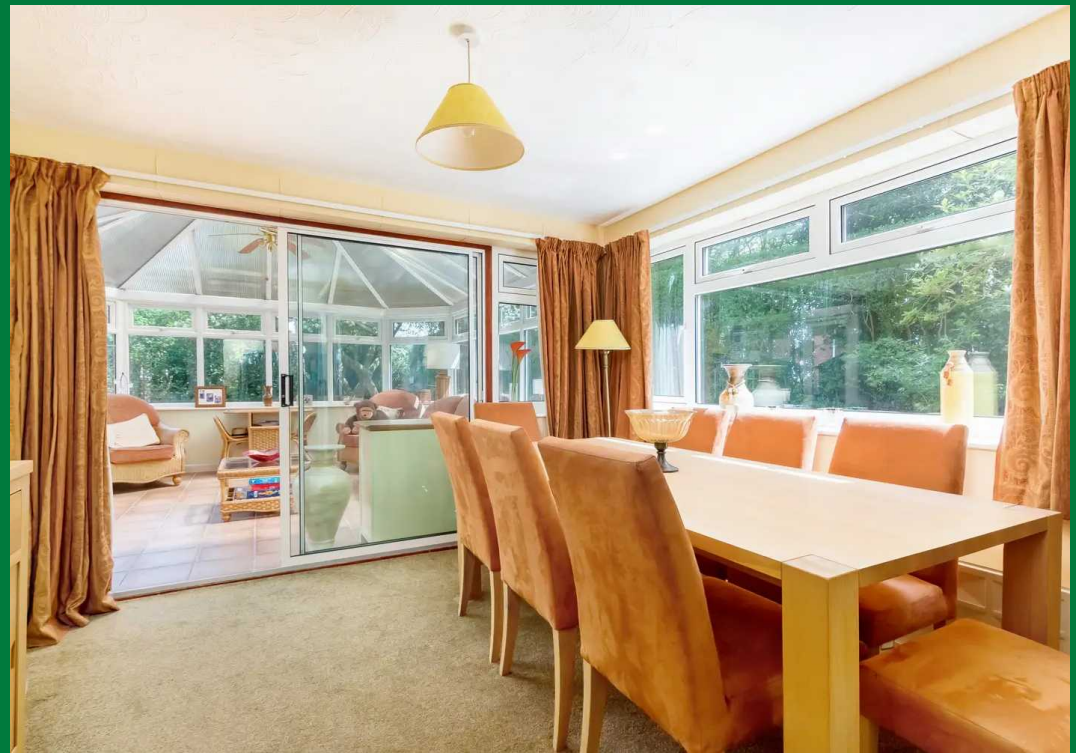
COUNTRY
PROPERTY



Argosy, 17 Tormarton Road

Acton Turville

£750,000



17 Tormarton Road

Acton Turville, GL9 1HP

Spacious 5 bedroom detached house set in just over a third of an acre, in pleasant semi-rural environs. The property benefits from 4 reception rooms with garden and countryside views surrounding.

This generous sized family home is well situated on the outskirts of the village, adjoining open countryside behind, close to the village shop and a short walk from the popular Trinity Primary School and the Fox & Hounds public house/restaurant. The village also offers easy access to the M4 motorway junction 18 and to Bath, Bristol, Chippenham, Swindon, Tetbury, Malmesbury and Stroud. Accommodation includes entrance hall, kitchen breakfast room, lounge, sitting room, dining room, conservatory, utility, cloakroom, gym/storeroom, 5 bedrooms and 2 bathrooms set over 3 floors. The property sits well within just over a third of an acre of mature gardens including a vegetable plot, and has driveway parking for several cars.

- Detached Family Home
- 4 Reception Rooms
- Kitchen Breakfast Room
- Utility & Cloakroom
- 5 Bedrooms & 2 Bathrooms
- In About 0.35 Acre
- Driveway Parking For Several Cars
- Energy Efficiency Band E





Acton Turville

Acton Turville is a quiet country village on the southern tip of the Cotswold Hills within the Beaufort Hunt. There is a local public house, village shop/post office, church and the very popular Trinity CE Primary School. Acton Turville offers particularly convenient access to the M4 motorway junction 18 and to Bath, Bristol, Chippenham, Swindon, Tetbury, Malmesbury and Stroud.

Spacious 5 bedroom detached house set in just over a third of an acre, in pleasant semi-rural environs. The property benefits from 4 reception rooms with garden and countryside views surrounding.

Council Tax band: F

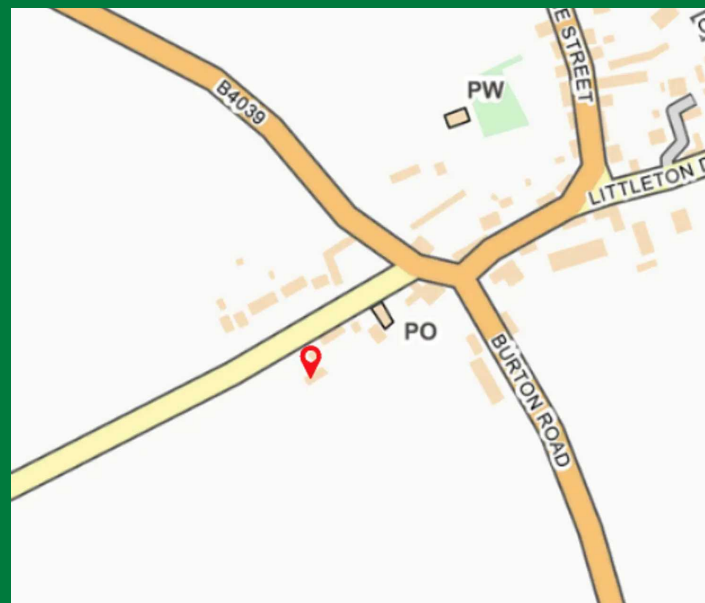
Tenure: Freehold

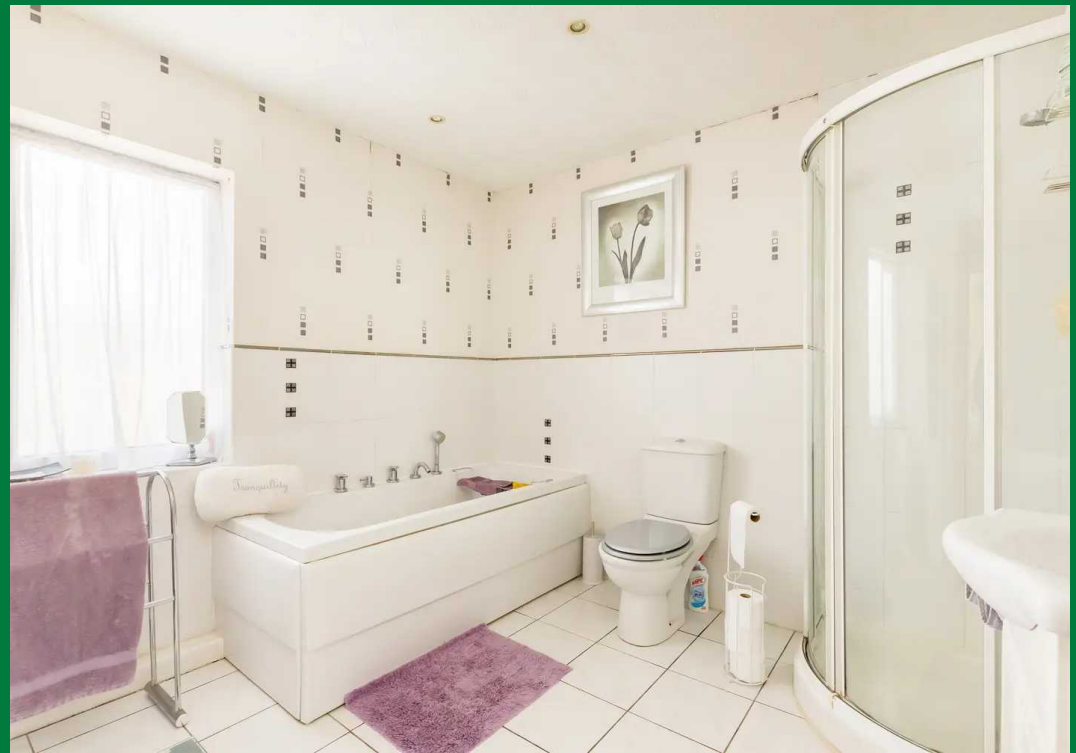
EPC Energy Efficiency Rating: E

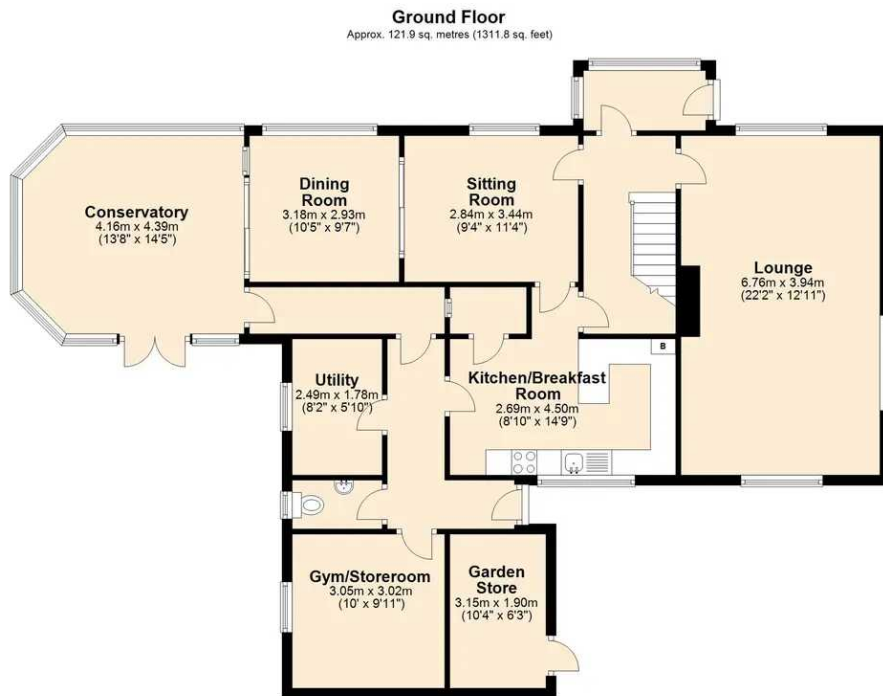
EPC Environmental Impact Rating:

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



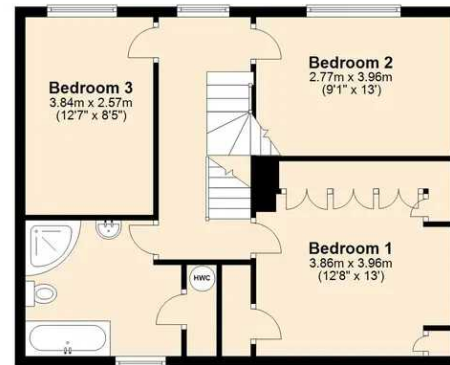




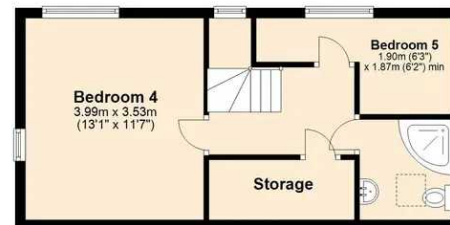
Total area: approx. 212.7 sq. metres (2289.3 sq. feet)

Sketch plan for illustrative purposes only
Plan produced using PlanUp.

First Floor
Approx. 57.0 sq. metres (613.4 sq. feet)



Second Floor
Approx. 33.8 sq. metres (364.0 sq. feet)



You can include any reasonable enquiries in the contract.
We do not warrant the accuracy of the information.

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

01454 321339

www.countryproperty.co.uk
enquiries@countryproperty.co.uk