



COUNTRY
PROPERTY



Willow House, Tanhouse Lane

Rangeworthy

£895,000

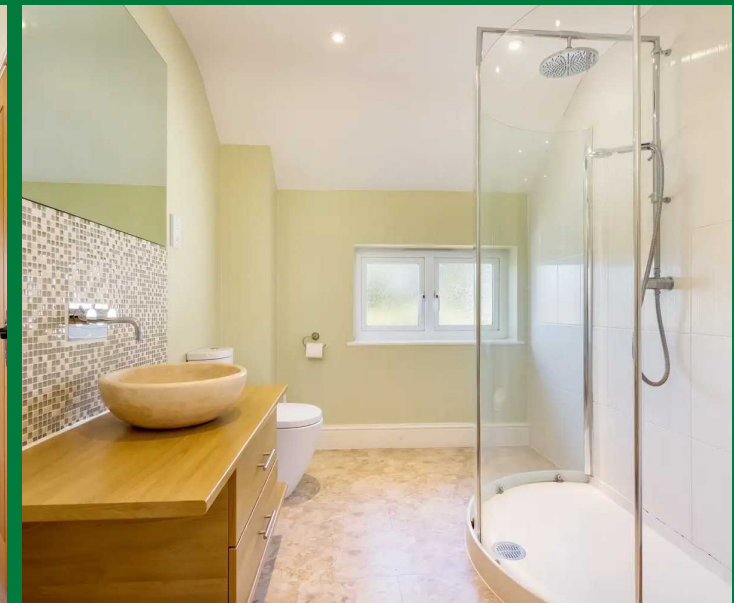
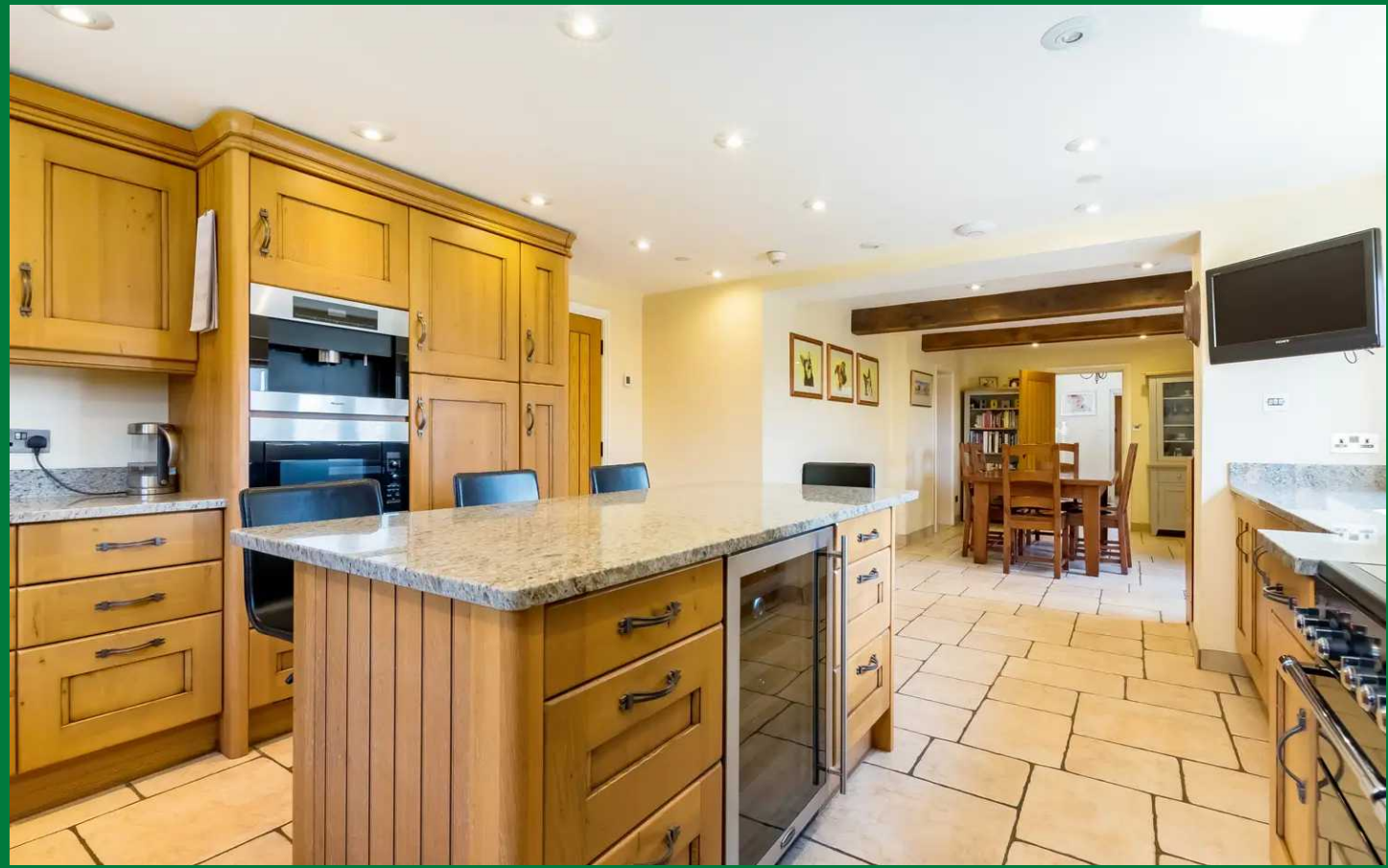


Willow House, Tanhouse Lane

Rangeworthy, BS37 7QA

This wonderful light and airy home has spacious accommodation of a little over 3200 square feet (not including the triple garage) and has the potential of creating a self contained annexe, as there is an additional staircase that leads from the garage to the first floor. The current accommodation includes porch, entrance hall, impressive kitchen breakfast room, lounge, snug, dining room, utility, gym, office, cloakroom, master bedroom with vaulted ceiling, walk-in wardrobe and ensuite bathroom, 4 further double bedrooms with guest ensuite and family bathroom. Outside the property sits in about a third of an acre of beautifully planted and landscaped gardens. Clever use of curved hedging really makes the most of the space providing a choice of seating areas. Driveway parking for several cars set behind electric gates is available in front of the triple garage. Vendors suited.

- Detached Property
- 5 Bedrooms & 3 Bathrooms
- 3 Receptions, Utility & Cloaks
- Gym & Office
- In About 0.35 Acre
- Triple Garage & Driveway
- Annexe Potential
- Energy Efficiency Band D





Rangeworthy


Located about a mile from the B4058 Wotton Road, Willow House is one of the last houses that form the well-established country village called Rangeworthy. The village has a Public House, Village Hall, Hairdressers, Restaurant, village primary School and regular 'bus service. Rangeworthy is within a few miles of Yate and Chipping Sodbury where there is a full range of shopping, educational, sport and other facilities. Bristol Parkway, Yate and Cam rail terminals, M32, M4 and the M5 motorway junction 14.

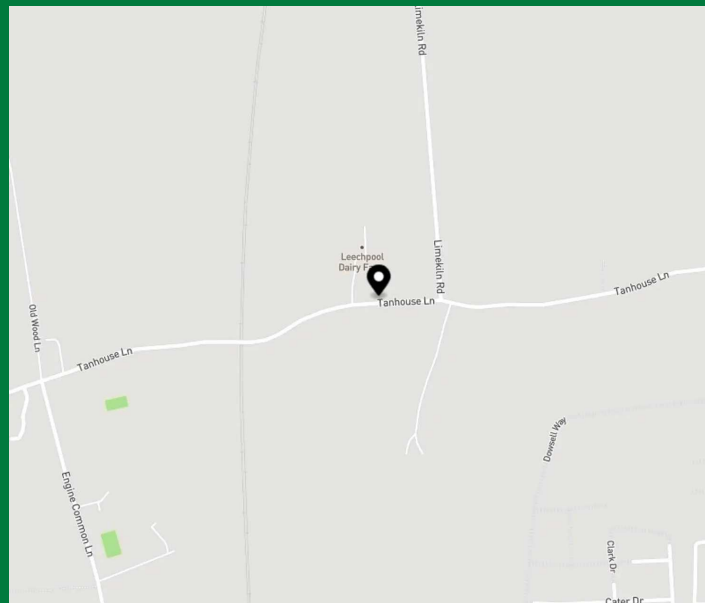
Individual and beautifully modern, Willow House comprises a substantial 3200sq ft family home in about a third of an acre. It is located in a semi-rural spot and enjoys country views yet offers easy access to local amenities. Council Tax band: E

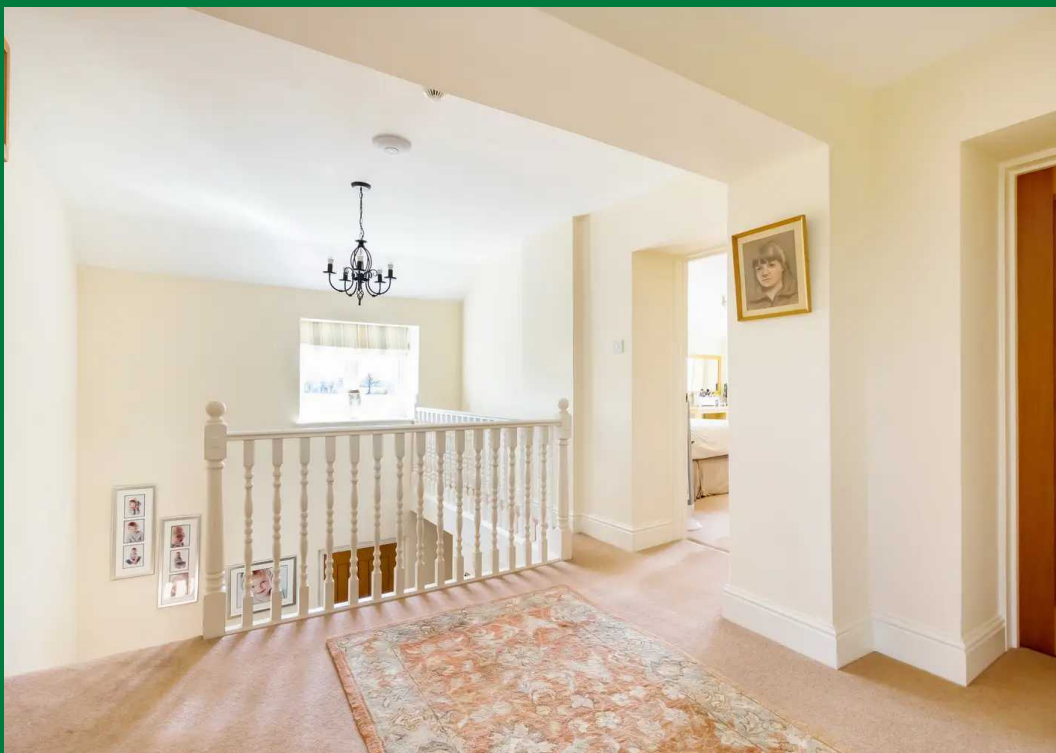
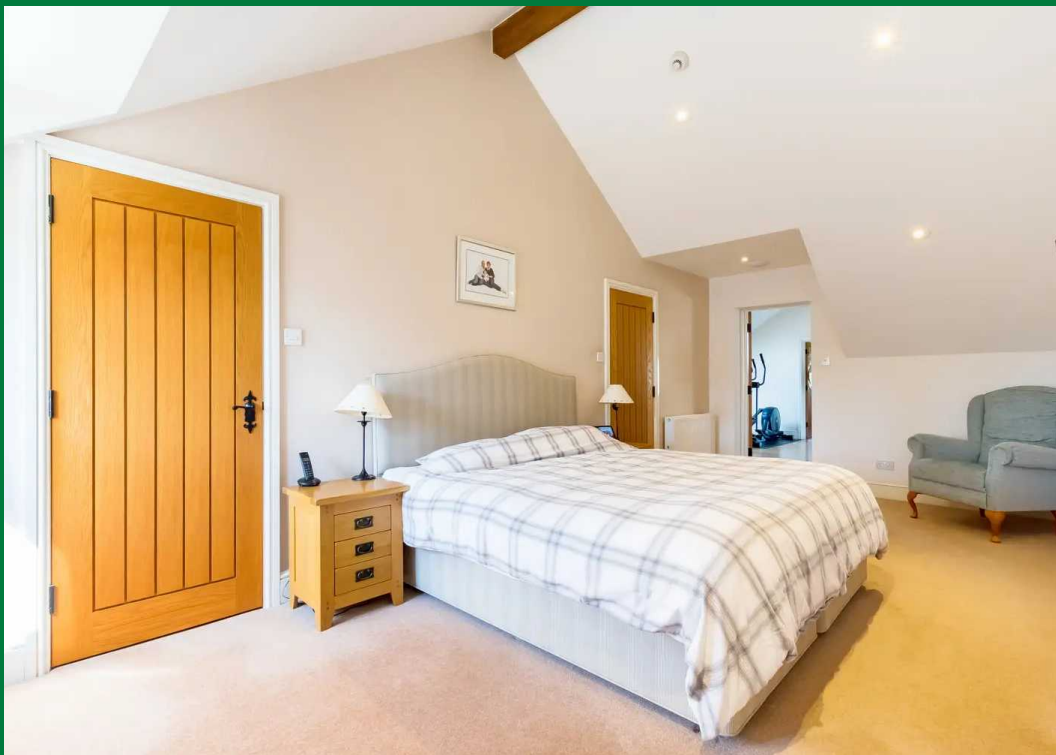
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC 







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.



COUNTRY
PROPERTY

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

01454 321339

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