

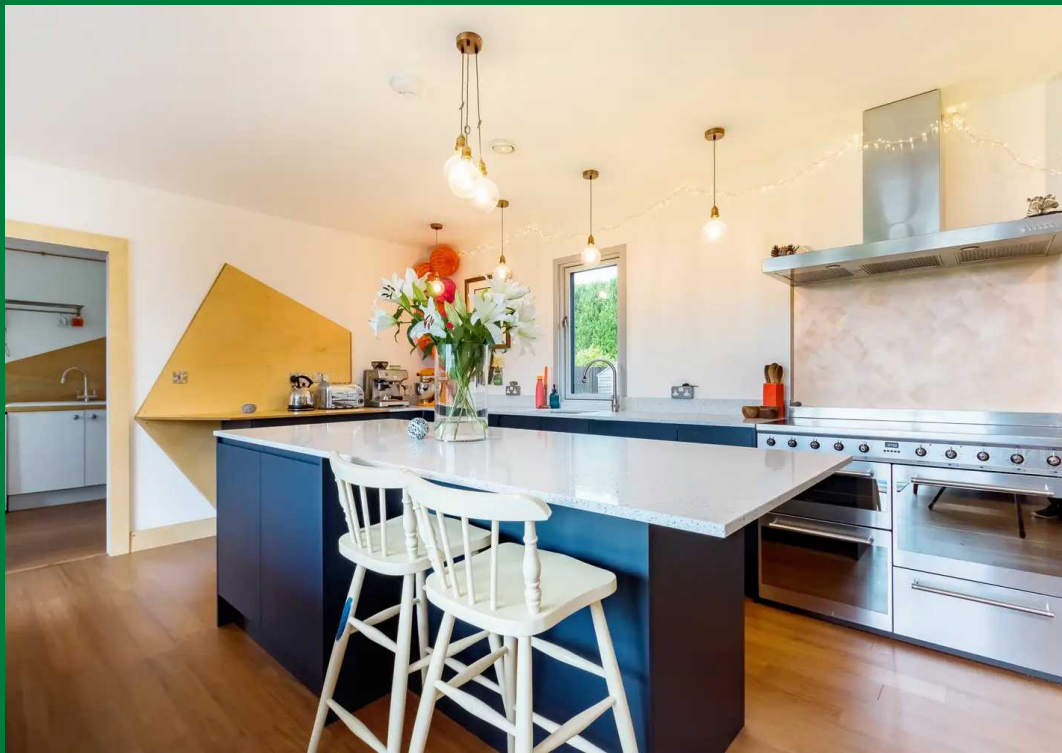


## Maple House

Rangeworthy

£789,950







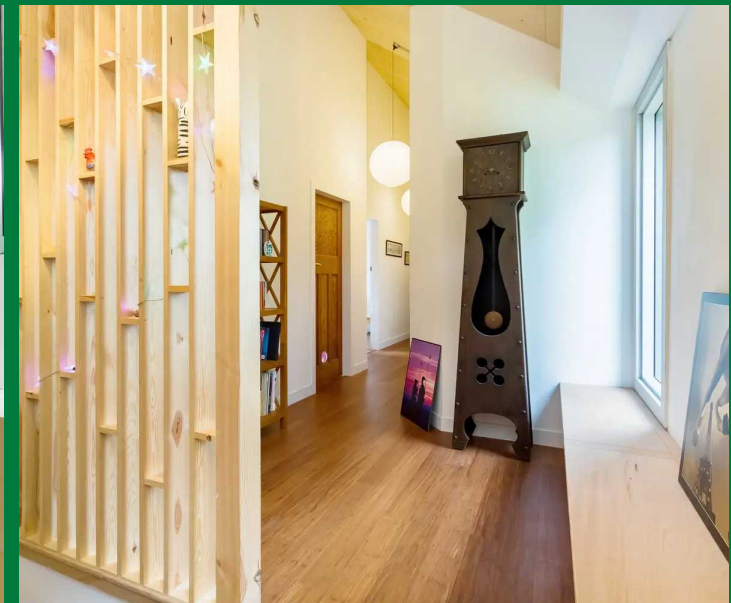
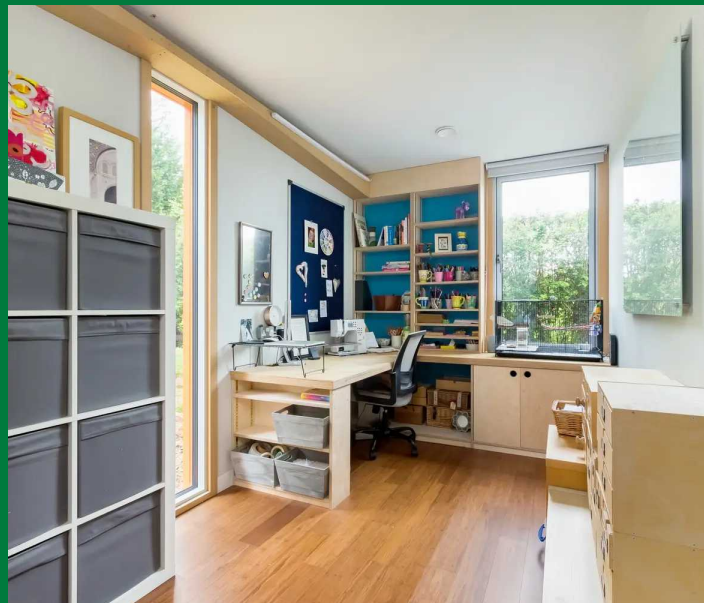
# Maple House, Tanhouse Lane

Yate, BS37 7QA

Impressive and captivating eco home set in about a quarter of an acre. Built to a Passive House standard and completed in January 2023, the property showcases some exciting modern design features - all located in a semi-rural location with countryside views.

Maple House has been built from the ground up to a very high standard focused on material sustainability and high efficiency; large South facing windows allow the sun to heat the property which has a state-of-the-art heat recovery system, there is a water treatment plant and the obligatory PV array! Inviting you inside, a stylish curved entrance porch which flows to the open plan kitchen family room, utility room, cloakroom, snug, study, 4 bedrooms with master ensuite and family bathroom. Principle rooms benefit from a light and airy feel with dual aspect windows. The house sits within its own quarter of an acre plot, the front garden has been planted with wildflowers with seating areas to make the most of the sunshine, whilst driveway parking and upcycled shipping containers provide a very useful storage facility. Truly something a bit special.

- Passive Standard
- 4 Bedrooms & 2 Bathrooms
- Open Plan Kitchen Family Room
- Snug & Study
- In About .25 Acre
- Countryside Views
- Energy Efficiency Band B





## Rangeworthy

Located about a mile from the B4058 Wotton Road, Maple House is one of the last houses that form the well-established country village of Rangeworthy. The village has a nice community with a pub within walking distance, 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.


Impressive eco home built to a high standard with modern design features. Set in a quarter-acre plot with countryside views. Features include heat recovery system, water treatment plant, PV array. Open plan kitchen family room, snug, study, 4 double bedrooms, master ensuite, family bathroom. Wildflower garden, seating areas, driveway parking, upcycled storage. Truly special!

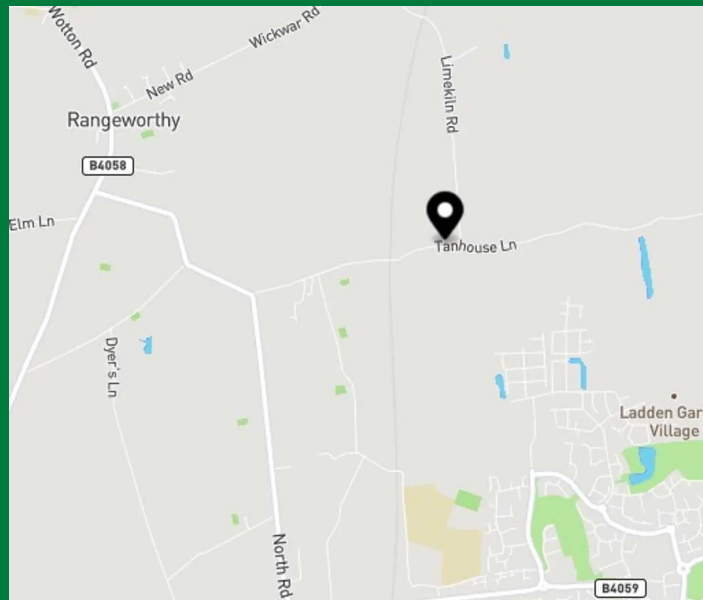
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

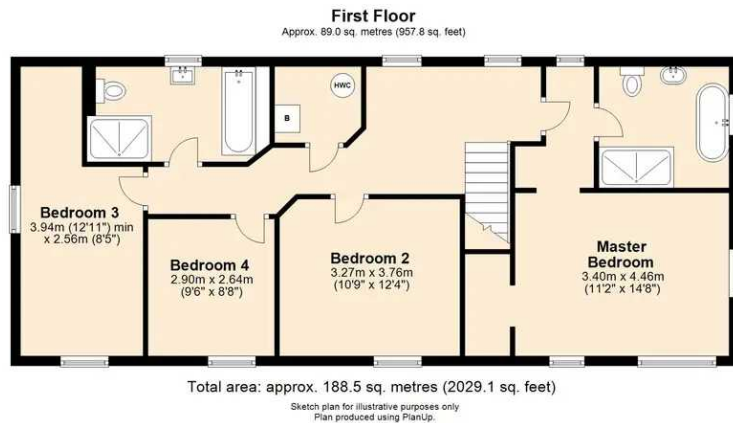
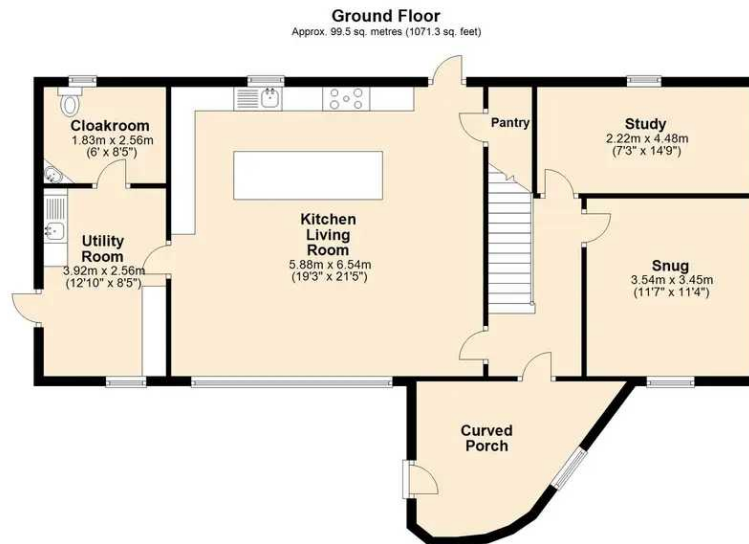
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	90	93
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		









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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