



**COUNTRY**  
PROPERTY



**2 Horton Road, Horton**  
nr Chipping Sodbury, Bristol

**£450,000**



# 2 Horton Road

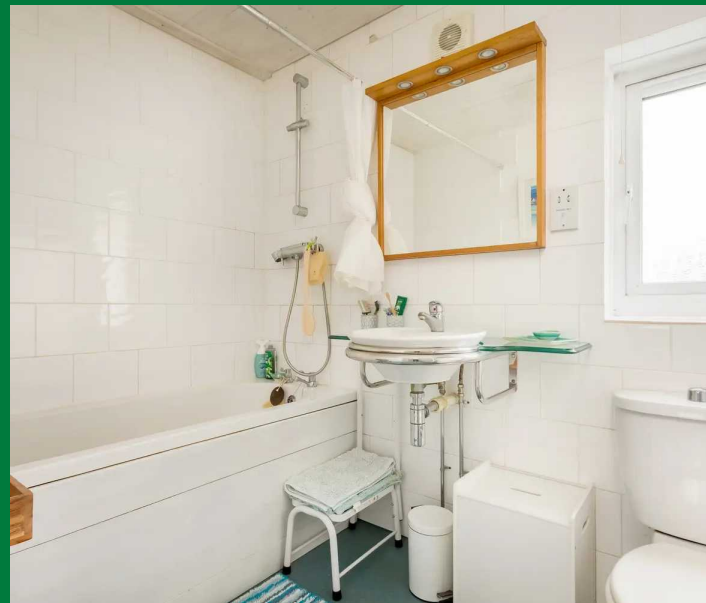
Horton, Bristol, BS37 6QH

Welcome to this fantastic semi-detached home located in a rural village setting. With 3 bedrooms in the main house and an additional 2 bedrooms in the self-contained annexe, this property offers plenty of space for an extended family – or alternatively for a potential rental income.

The open plan kitchen living room creates a welcoming and sociable atmosphere, perfect for entertaining friends or spending quality time with your loved ones. There is a useful attic room with Velux roof lights, boarded and insulated for year round use, that has been handy as an office and a playroom. And let's not forget the delightful countryside views that you'll enjoy from the comfort of your own home. There is off road parking for up to 3 vehicles, making coming home a breeze.

For those green thumbs out there, the spacious sunny rear garden with Rhino greenhouse is just waiting for your personal touch. Imagine watching the sunset with a glass of your favourite beverage in hand, taking in the beauty of nature right in your own backyard. Energy efficiency is important, and this property has a fully insulated loft and solar PV, enhancing comfort and helping you save on energy bills.

- Semi Detached 3 Bedroom + 2 Bed
- 2 Bed Self Contained Annexe
- Pleasant Village Setting
- Off Road Parking for 3
- Countryside Views
- Open Plan Living Room
- Energy Efficiency Band E
- Rear Garden To Fields Behind





### Location:

Horton is a quiet sought-after Cotswold country village designated an Area of Outstanding Natural Beauty. There is a treasured village School, village hall and social club, plus it is 3 minutes drive from Chipping Sodbury with its Waitrose and boutique stores. Cotswold Way ensures there is plenty of rural walks on the doorstep. Yate with further schools, shopping and leisure facilities is less than a 10 minute drive. Horton is conveniently placed for the A46, M4 junction 18 Tormarton, M4/M5 Almondsbury, Bristol, Bath and the Cotswolds.

Charming 3 bedroom property in a village setting, including a 2 bedroom annexe, ideal for extended family or rental income. Open plan living area, enjoying countryside views over the rear garden and fields beyond. Off-road parking for 3 cars.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

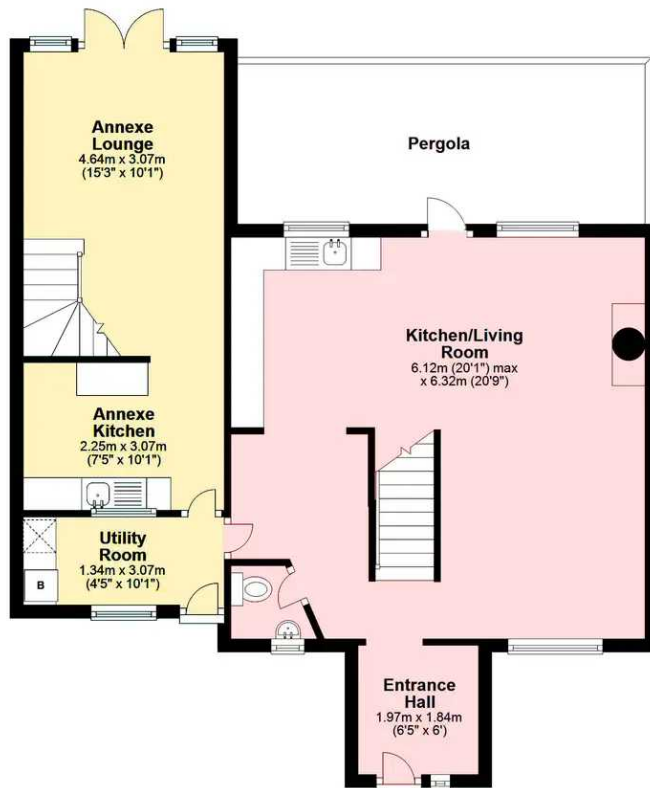
EPC Environmental Impact Rating: F



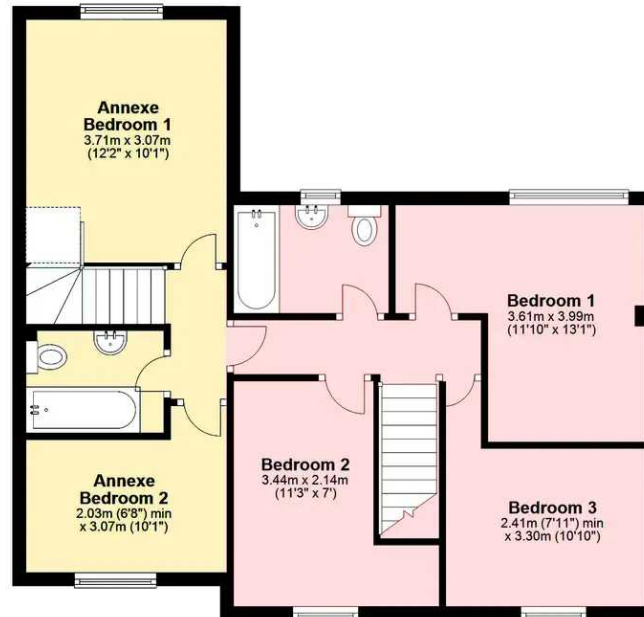


You can include any measurements, floorplans or distances with your marketing material.

### Ground Floor



### First Floor



Sketch plan for illustrative purposes only  
Plan produced using PlanUp.

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.

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