



**COUNTRY**  
PROPERTY



**Toad Hall**

Tormarton

**£550,000**







# Toad Hall, 33 Marshfield Road

Tormarton, GL9 1JF

Far reaching countryside views as standard with this spacious 4-bedroom detached house, occupying a good size plot in this exclusive Cotswold village. Walk in to find a cosy lounge and dining room, the generous kitchen breakfast room is a highlight, all these primary rooms enjoy views over the fields to the rear. A further boot room/utility and cloakroom finish off the downstairs accommodation. Upstairs, you'll find 4 light and airy bedrooms and a family bathroom.

The property boasts a charming setting on the outskirts of the village and with gardens to front, side and rear, there's ample outdoor space to enjoy some fresh air and even enough to grow your own veg. The gardens are mainly laid to lawn, with plenty of flower beds/borders, trees and shrubs creating areas of privacy. Accessed via a 5-bar gate the driveway and carport provide parking for several cars plus there is a single garage. With no onward chain, this property is ready for you to move right in.

- Detached House
- Lounge & Dining Room
- Kitchen Breakfast Room
- 4 Bedrooms & Bathroom
- Gardens to Front & Rear
- Garage, Carport & Driveway Parking
- Energy Efficiency Rating D





## Tormarton

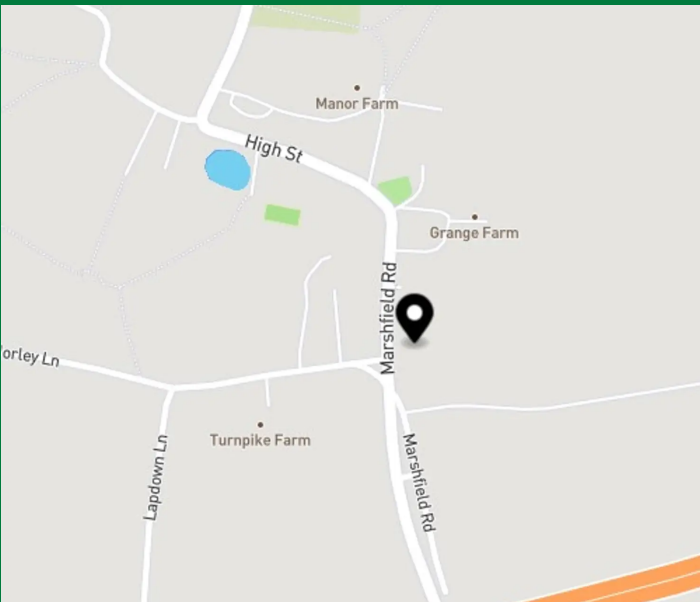
Tormarton is a quiet country village on the southern tip of the Cotswold Hills within the Beaufort Hunt. There is a local public house and restaurant, day nursery and the usual village facilities. The Compass Inn and Hotel at Tormarton is within walking distance. Tormarton offers a particularly convenient access to the M4 motorway junction 18 and to Bath, Bristol, Chippenham, Swindon and Stroud.


Charming 4-bed detached house with stunning countryside views. Spacious rooms, cosy lounge/dining room, generous kitchen, boot room/utility, cloakroom. Gardens with lawn, flower beds, trees, shrubs, veg plot. Driveway, carport, garage. No chain, move-in ready.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>89</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>55</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	







You can include any measurements, floorplans or distances with your listing, but you must not include any information that is false or misleading.

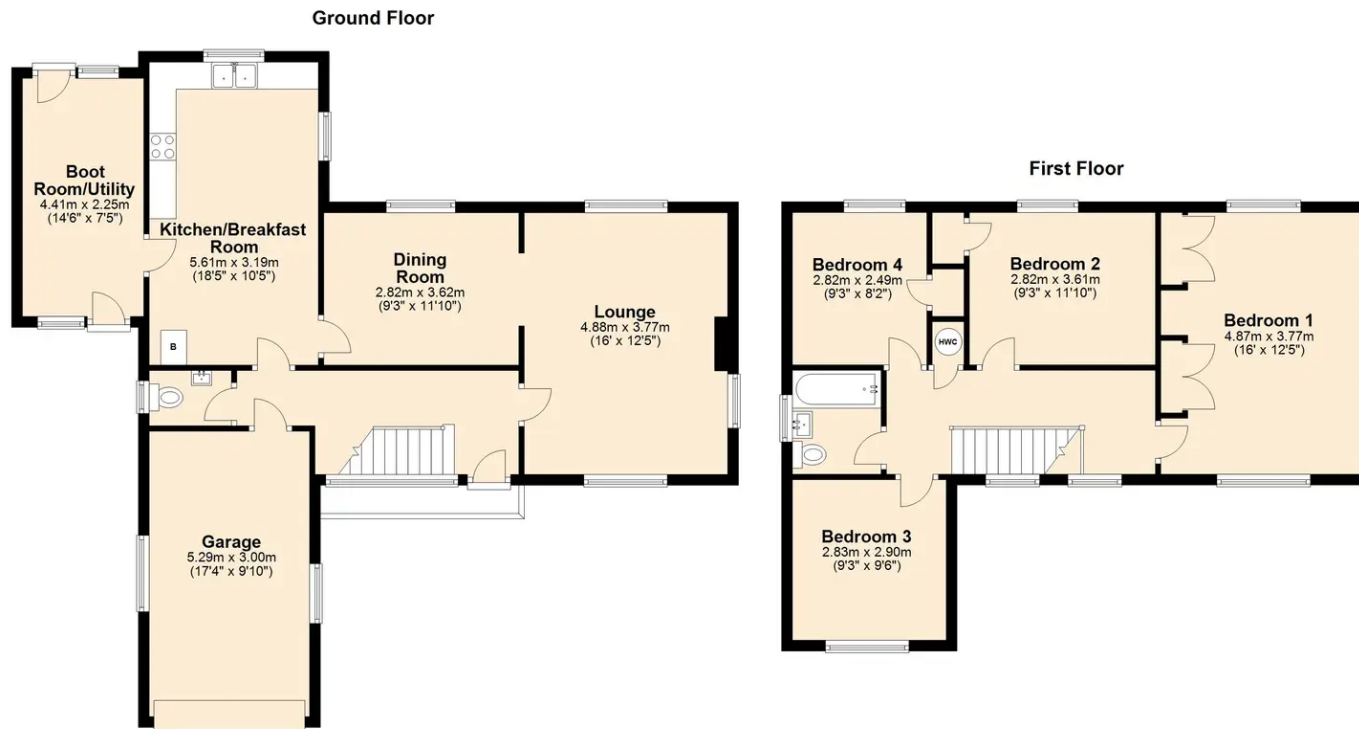
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Details, photographs, measurements, floorplans and distances are given as a guide only and must not be relied upon for the inclusion of any visible fixtures and fittings.

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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