



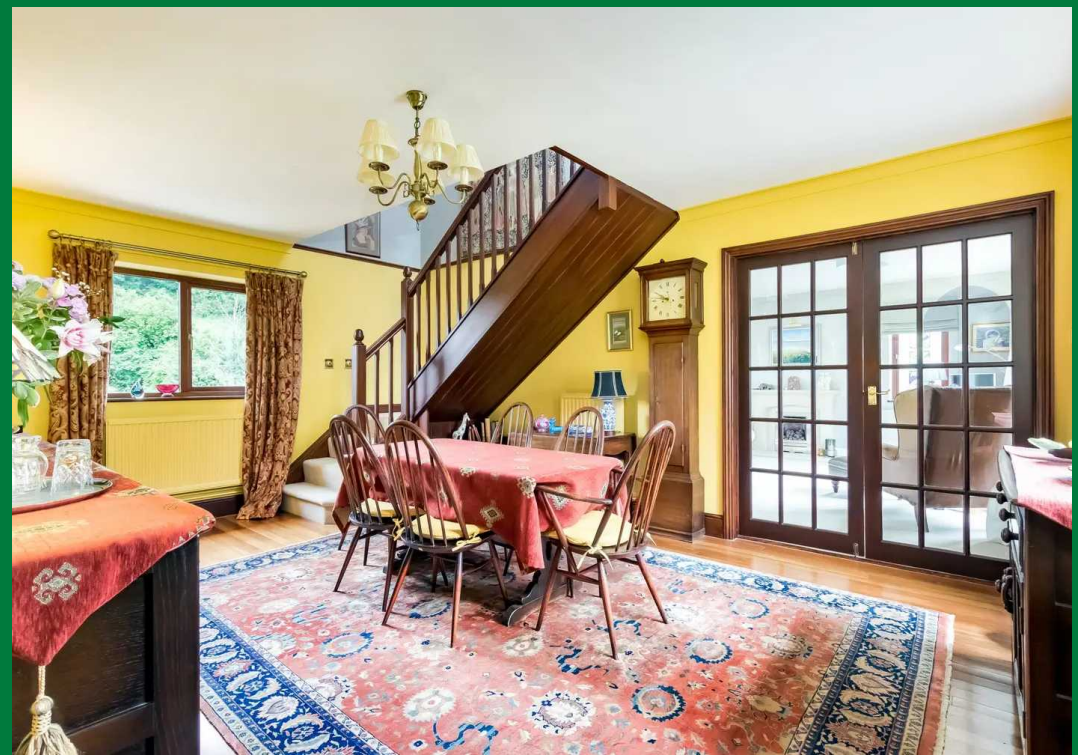
COUNTRY
PROPERTY



Two Mile House, Wotton Road

North Nibley

£797,500



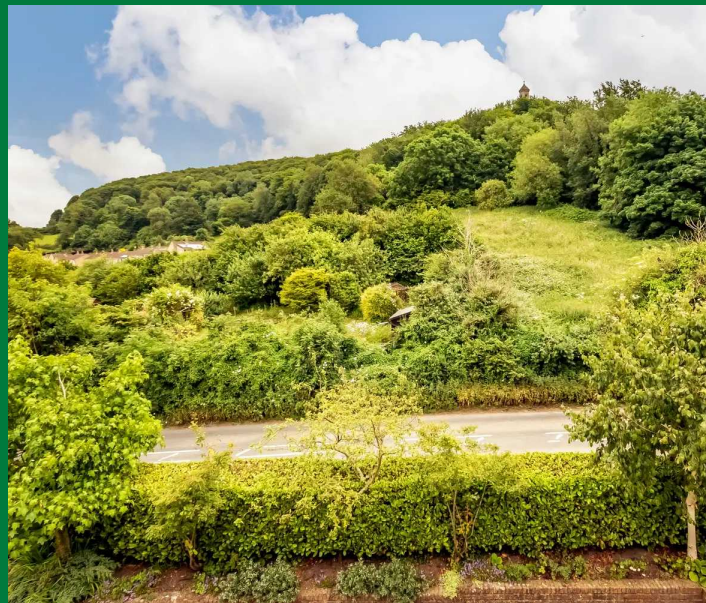
Two Mile House Wotton Road

North Nibley, GL11 6DS

Detached 1990's family home located in the sought after village of North Nibley, with countryside views to front and rear, versatile accommodation, westerly facing rear garden, driveway parking and double garage.

The present owners have lived happily at this beautiful family home for 20 years but have decided it's time now to move closer to their family. Over the years they have invested time, love and care on their home and believe the new owners will enjoy the warm internal ambience and pleasing location of Two Mile House. The accommodation includes porch, entrance hall, sitting room, kitchen, dining room, utility, boot room, 4 bedrooms, 3 bathrooms and a wonderful studio/workroom which is located in the undercroft along with the double garage. The drive provides parking for several cars and the westerly facing rear garden has been carefully designed and landscaped with nature in mind.

- Detached Family Home
- Sitting Room & Dining Room
- 4 Bedrooms & 3 Bathrooms
- Double Garage & Studio/Workroom
- Westerly Facing Rear Garden
- Driveway Parking
- Countryside Views
- Energy Efficiency Rating D





North Nibley

North Nibley offers a community hub - shop & cafe, mobile post office, two pub restaurants and a primary school. From the local landmark of Tyndale monument you'll discover the distant views across the Severn Vale and walks through Westridge woods. Wotton-Under-Edge and Dursley offer supermarkets and many other shops, amenities, sports and leisure facilities, additional primary and secondary schools. Tetbury, Nailsworth and Cirencester are nearby, Bristol, Gloucester, Cheltenham within 30 minutes commuting distance. M5 J13 and M4 J18 under half an hour.

Charming 1990's family home in North Nibley village with countryside views. Versatile accommodation, westerly garden, driveway, double garage. Warm ambience, studio/workroom, 4 beds, 3 baths, lovingly landscaped garden. Ideal for family life. Council Tax band: F

Tenure: Freehold

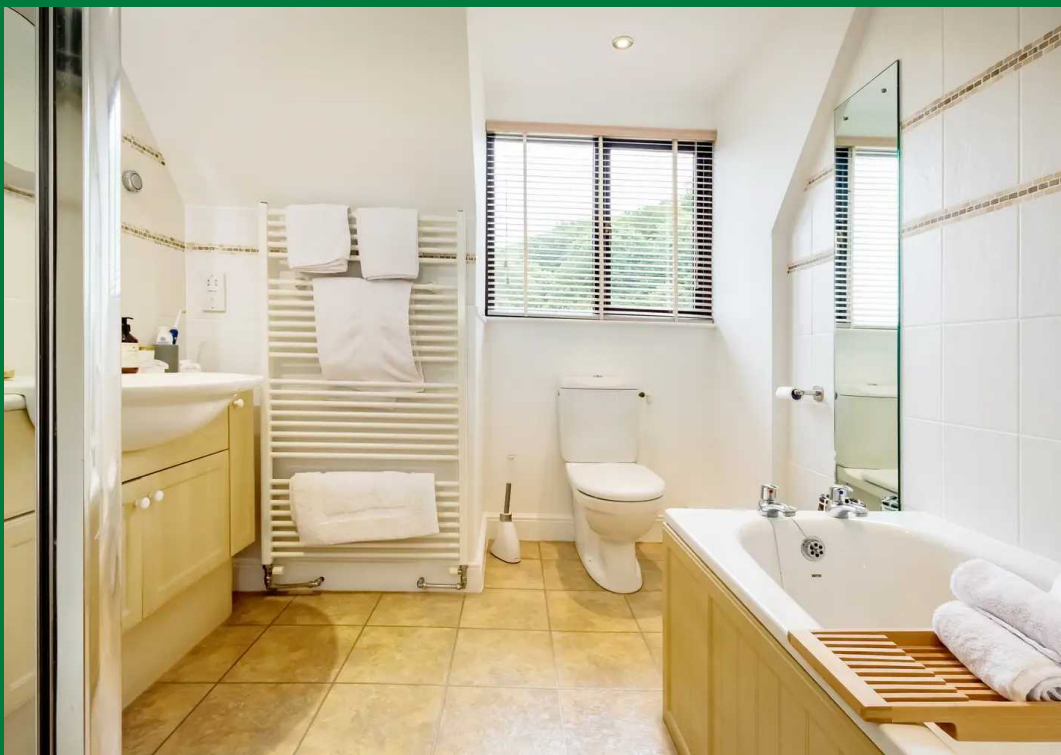
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





Total area: approx. 262.9 sq. metres (2829.9 sq. feet)

Sketch plan for illustrative purposes only
Plan produced using PlanUp.

This document includes only the information that is stated in the title of this document. It does not include any other information that may be relevant to the property.

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