

# 5 Toghill Lane, Doynton, Bristol South Gloucestershire, BS30 5SY



A modern Cotswold style detached family home in the heart of the sought after village of Doynton.



£540,000

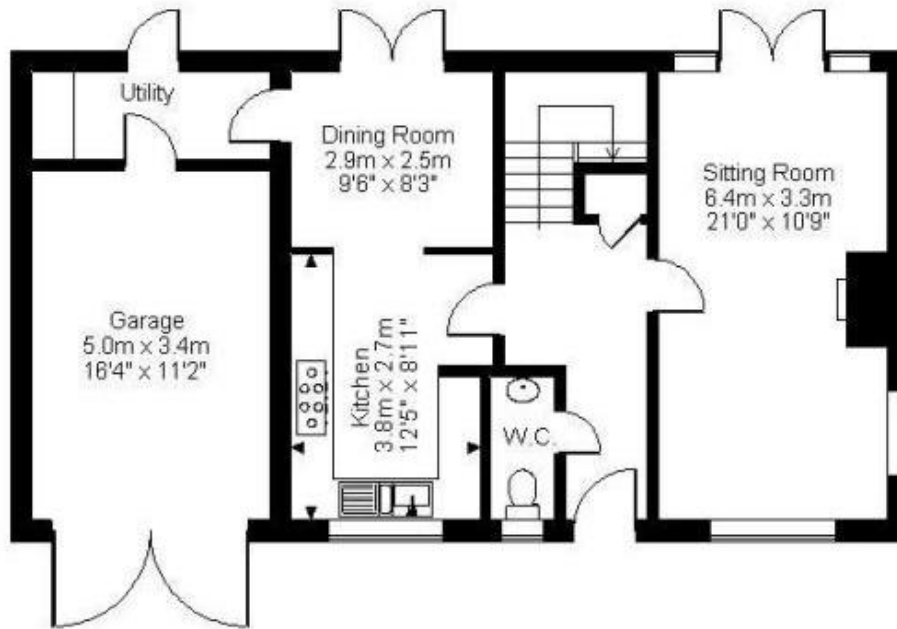
The property sits on the outskirts of a very small modern development of family homes that were built in 2006 in the centre of the village. This detached home offers accommodation across two floors along with five bedrooms, parking, a garage and gardens. The accommodation briefly comprises an entrance hall with a cloakroom, stairs to the first floor, with under-stairs cupboard, and doors to the living rooms. The sitting room reaches the depth of the property and had a pretty stone fireplace with wood burning stove in the centre, creating a lovely focal point of the room, and there are French doors opening out onto the rear garden. Also reaching the depth of the house is the open-plan kitchen and dining room. The kitchen area is fully fitted with wall and base units, integrated dishwasher, fridge-freezer and space for a range cooker, there is a window in the kitchen area overlooking the front garden. The back half of the room is a dining area which also has French doors opening to the garden. Beyond the dining room is a utility room with plumbing for a washing machine, space for a tumble dryer and a doors to the integrated garage, which has doors to the front and power, and to the back garden. On the first floor a central landing provides access to all bedrooms and family bathroom. The master bedroom reaches the depth of the property with windows to both aspects and is accompanied by an en-suite shower room. There are a further four bedrooms and family bathroom to complete this floor.

Externally the front garden is walled and laid to lawn with maturing shrubs and flower borders. There is parking for a car in front of the garage door and a connecting path to the front door. The rear garden again is mainly laid to lawn with shrub and flower borders. There is a patio area that leads off from the rear of the house and a shed to one side of the garden.

EPC Grade - F



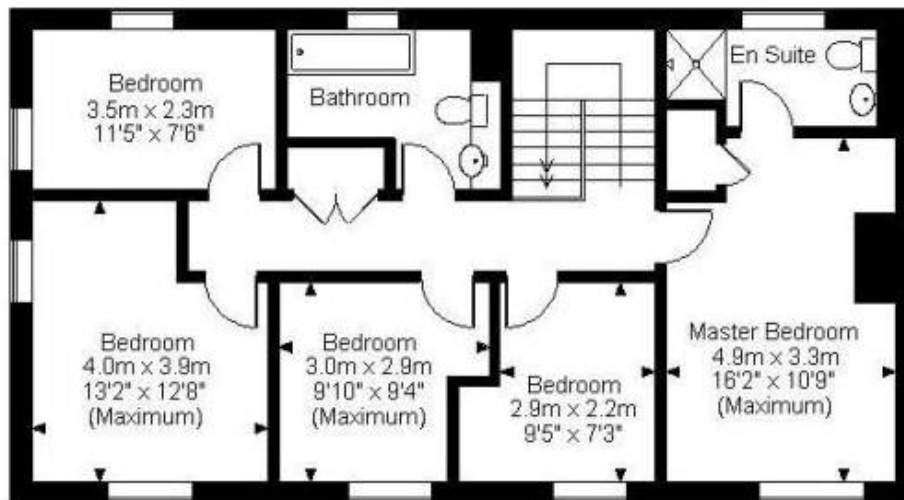




Ground Floor

**Toghill Lane, Bristol**

Approximate Gross Internal Area  
 Main House = 1489 Sq Ft/138 Sq M  
 Garage = 182 Sq Ft/17 Sq M  
 Total = 1671 Sq Ft/155 Sq M



First Floor

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