

THE OLD BAKE HOUSE

TYTHERINGTON • GLOUCESTERSHIRE



 Knight
Frank

THE OLD BAKE HOUSE

TYTHERINGTON • GLOUCESTERSHIRE

*A charming 4 bedroom Victorian village
house with pretty rural views*

Sun room • Drawing room • Sitting room/bedroom 4 • Dining room
Kitchen/breakfast room • Shower room

3 double bedrooms • Family bathroom • Large attic

Landscaped gardens • Double garage • Large parking area
Stone outbuilding • Rural views

Thornbury 3 miles • Bristol 12 miles
Bristol Parkway 6.5 miles • Cribbs Causeway 9 miles • Bath 19 miles
(All distances are approximate)



These particulars are intended only as a guide and must not be relied upon
as statements of fact. Your attention is drawn to the Important Notice on
the last page of the text.





Situation (distances approximate)



The village of Tytherington offers a strong and vibrant sense of community, with its church, Post Office, Baptist chapel and village shop. The Swan is a family friendly pub with views over St James' church. Tytherington lies approximately 3 miles from the market town of Thornbury and about 12 miles from the city of Bristol, creating an ideal sanctuary for city commuters wanting a slice of country living. Cribbs Causeway Regional Shopping Centre is located circa 9 miles to the south, at junction 17 of the M5, offering a multitude of national retailers.



There is good local primary schooling, with secondary school education available at Berkeley, Dursley, Thornbury and Wotton-under-Edge. Private schools in the area include Clifton College, Badminton, Clifton High, QEH, Colston's and Bristol Grammar School in Bristol, Wycliffe College in Stonehouse, Westonbirt, as well as Cheltenham College and Cheltenham Ladies College.



The property is well positioned for the motorway network, with the M5, M4 and A38 a short distance away. In addition, London Paddington can be reached within 90 minutes from Bristol Parkway (6.5 miles) and Bristol Airport is approximately 23 miles away.



Close by sporting facilities include The Cotswold Edge, Stinchcombe Hill and Thornbury golf clubs, horse racing at Bath and Cheltenham race courses and the local Berkeley Hunt.

For Sale Freehold

The Old Bake House is an extremely pretty character property and was built towards the end of the 19th Century. The property has undergone extensive work over the years to form a well-appointed and spacious family home, whilst retaining a number of period features. The present owners have matched the external historic charm with the internal décor exuding an eclectic array of Moroccan and Provencal influences. Despite its cottagey ambience, the property benefits from high ceilings throughout.

The ground floor has 3 well-proportioned reception rooms and is finished with very attractive Rajasthan natural slate tiles across most of the floor. All the rooms flow well between each other, are spacious and have their own character. The dining room is entered off the sun room, with the drawing room having a wood burner and doors through to the kitchen/breakfast room. The kitchen/breakfast room has a range of reclaimed pine units and cherry

wood counters with tiled flooring, charming views over the garden, and stable doors out to the garden. Beyond the dining room is a room which provides versatile use, either as a fourth bedroom, study or sitting room. A shower room on the ground floor serves this bedroom.

Further bedroom accommodation is located on the first floor, accessed via the staircase off the drawing room. There are 3 double bedrooms and a large family bathroom. Furthermore, there is an extensive loft which, subject to the necessary planning consent, is suitable for conversion into further accommodation should it be required.

Gardens and Grounds

Externally, the property offers a well-established garden laid to lawn with a selection of mature trees and shrubs. A patioed seating area offers the perfect opportunity to make the most of the garden's southerly aspect. The house has a large driveway with ample parking for numerous cars, as well as a double garage ideal for parking and storage. A stone-built outbuilding provides extra storage.

Services

Mains electricity drainage and water. Oil fired central heating.

Fixtures and Fittings

As Standard.

Local Authority

South Gloucestershire, tel: 01454 868 009

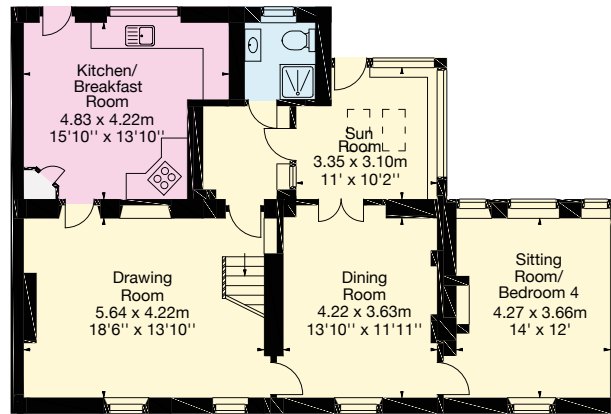
Viewing

Strictly by appointment only with agents Knight Frank
Tel: 0117 317 1999

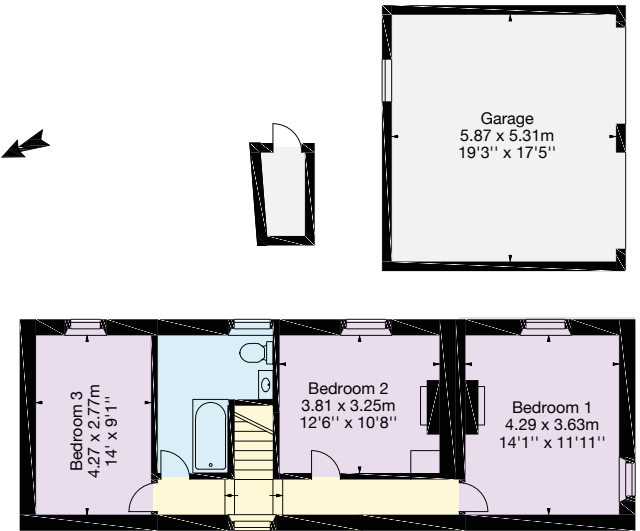
Directions (GL12 8QE)

From J16 of the M5, take the A38 Gloucester Road. After 7.5 miles turn right into Tytherington Road which turns into Stowell Hill Road. After about 1 mile turn right into Itchington Road. The house can be found a short distance on the left hand side.

APPROXIMATE GROSS INTERNAL FLOOR AREA
(No less than)
161 sq.m (1,736 sq.ft)
Out Buildings (Including Garage)
(No less than)
33 sq.m (357 sq.ft)



Ground Floor



First Floor

- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space



0117 317 1999
Regent House, 27a Regent Street
Clifton, Bristol BS8 4HR
bristol@knightfrank.com

KnightFrank.co.uk



This brochure is environmentally friendly

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars dated April 2016 Photographs dated April 2016. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.

Energy Efficiency Rating		Current	Potential
Non-residential buildings (over 50sqm gross floor area)	A		
Residential buildings (over 50sqm gross floor area)	B		
Residential buildings (over 50sqm gross floor area)	C		73
Residential buildings (over 50sqm gross floor area)	D		
Residential buildings (over 50sqm gross floor area)	E		
Residential buildings (over 50sqm gross floor area)	F		33
Residential buildings (over 50sqm gross floor area)	G		
Not energy efficient - Higher running costs			
England & Wales		EU Directive 2002/91/EC	