

# HUNTERS<sup>®</sup>

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## Tockington Green

BS32 4LG

Offers In Excess Of £675,000



Council Tax: E



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## INTRODUCTION

"Two ways" is an imposing double fronted detached stone cottage occupying a central position in the heart of this sought after South Gloucestershire village. With an interesting and varied history dating back to 1802, this delightful character cottage has been extensively refurbished and modernised to incorporate a wealth of attractive and appealing features. The accommodation is of a particularly spacious and flexible arrangement, comprising; three separate receptions, Kitchen/b'fast Room, utility and cloakroom at ground floor level, whilst there are three double bedrooms and modern bathroom on the first floor. A secluded courtyard garden at the rear with covered secure carport and workshop compliment this highly individual property that is enhanced by gas central heating.

## ENTRANCE

Via attractive Georgian framed entrance to solid front door opening to

## HALLWAY

Staircase rising to first floor with useful storage cupboard under, radiator

## LOUNGE

12'9" x 10'11" (3.91 x 3.35)

Hardwood framed double glazed window to front, exposed stone fireplace and radiator

## SITTING ROOM

24'0" x 11'5" (7.32 x 3.48)

Hardwood framed double glazed windows to front and side, exposed stone wall, 2 x radiators

## DINING ROOM

14'11" x 10'2" (4.57m x 3.12m)

Double glazed window to side, exposed stone wall incorporating feature fireplace, radiator

## KITCHEN

16'11" x 8'11" (5.18 x 2.74)

Window and door opening to rear courtyard. Extensive range of floor and wall units with ample work surfaces incorporating Belfast sink unit with tiled splash backs, space for cooking range, dishwasher and fridge

## UTILITY ROOM

8'0" x 5'6" (2.44m x 1.68m)

Window to rear, space for washing machine and fridge base unit incorporating sink with drainer. Gas central heating boiler

## CLOAKROOM

Window to rear, w.c, wash hand basin

## LANDING

### BEDROOM 1

12'11" x 11'3" (3.96 x 3.45)

Hardwood framed double glazed window to front incorporating window seat, built in cupboards and radiator

### BEDROOM 2

11'8" x 10'7" (3.56 x 3.25m)

Window to side, built in cupboard and radiator

### BEDROOM 3

12'0" x 9'3" (3.66 x 2.84)

Hardwood framed double glazed window to front incorporating window seat, built in cupboards and radiator

## BATHROOM

Obscure glazed window to side incorporating window seat. Classic white suite comprising w.c, bidet, wash hand basin and stand alone feature bath tiled with separate walk in shower enclosure, radiator

## GARDENS

### FRONT

Attractively planted low maintenance level garden enclosed by natural stone walling

### REAR

Extremely private courtyard garden with gravelled area, decking and feature BBQ. Direct access to covered parking and store/workshop area

## STORE

19'7" x 12'9" (5.97m x 3.89m)

Accessed at the side with useful store/workshop area at the side.

## Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; South Gloucestershire Band

E

## Anti Money Laundering

Finally, recent HMRC changes have put a much

greater emphasis on the importance of sellers complying with very stringent regulations associated with anti-money laundering. Due to the gravity of this and the potential serious financial penalties for not complying, unlike some of our competitors we take this very seriously and do not wish to place either ourselves or clients in a difficult position. On that basis you will be contacted by a third party firm to carry out these checks for a fee which will indemnify both you and us from any future prosecution. There is a charge of £45 per individual named on the title Deeds, therefore when Coadjute contact you to confirm instructions, they will also ask you to make this payment.



## Road Map



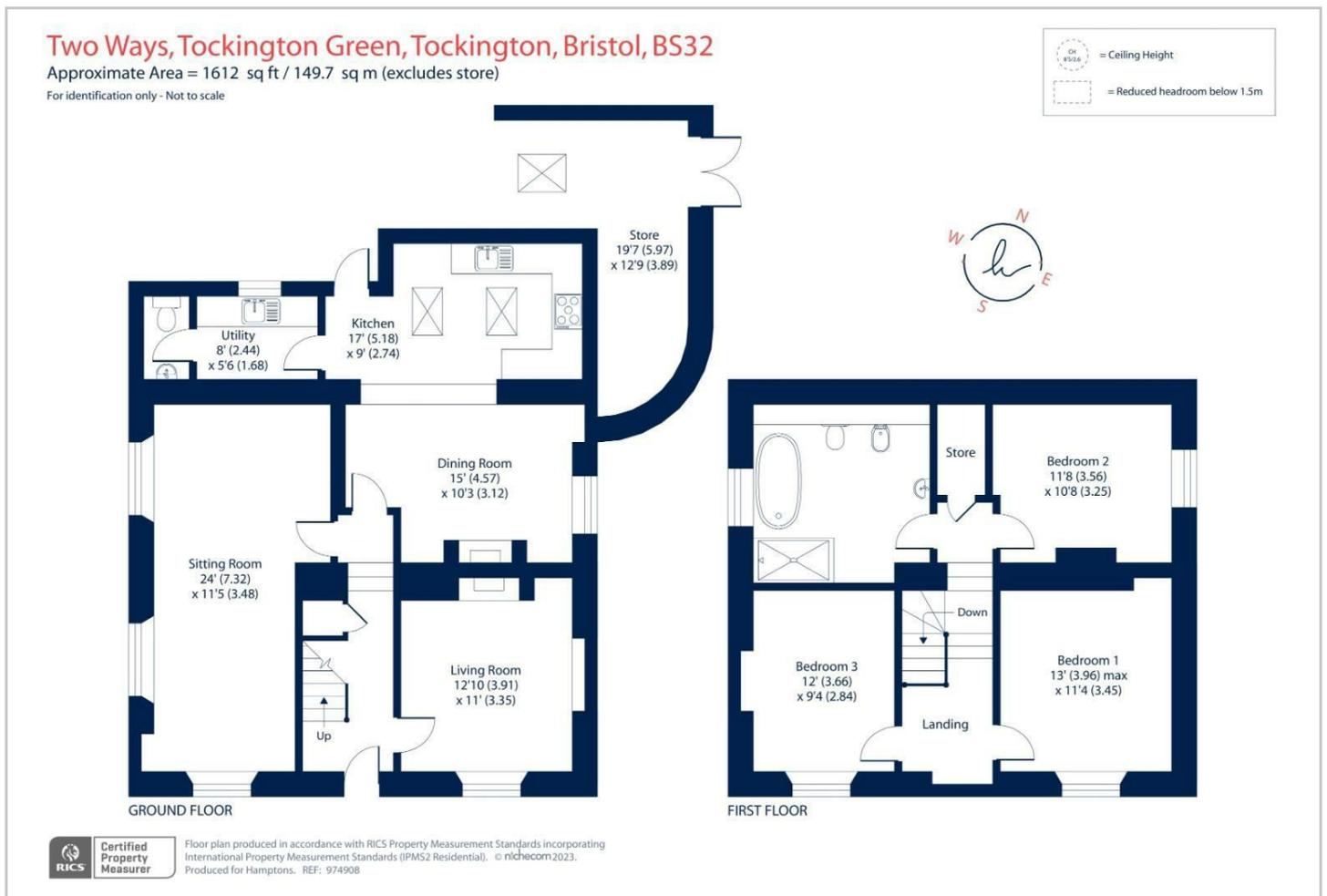
## Hybrid Map



## Terrain Map



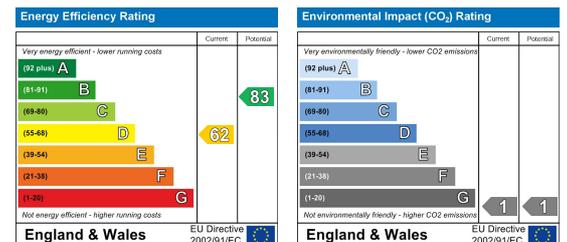
## Floor Plan



## Viewing

Please contact our Hunters Thornbury Office on 01454 411522 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.