HUNTERS®

HERE TO GET *you* THERE

Woodlands Road

Tytherington, Wotton-Under-Edge, GL12 8UU

£725,000

4 3 2 E

Council Tax: F

Lavender House Woodlands Road

Tytherington, Wotton-Under-Edge, GL12 8UU

£725,000

An exceptional four-bedroom detached family home, beautifully presented throughout and finished to a high specification, offering spacious and versatile accommodation ideal for modern living.

The welcoming entrance leads to an impressive open-plan kitchen, dining and family area, complete with a breakfast bar and underfloor heating, creating the perfect space for everyday family life and entertaining. The contemporary kitchen is comprehensively equipped with an induction hob, two ovens, an integrated microwave, two integrated dishwashers, three integrated fridges and two integrated freezers. A separate utility room provides additional practicality and storage.

The property further benefits from a separate lounge featuring air conditioning, offering a comfortable retreat for relaxation.

Upstairs, there are four well-proportioned bedrooms, all with built-in storage. The principal bedroom and second bedroom both enjoy the luxury of their own en-suite shower rooms, each with underfloor heating. A stylish family bathroom serves the remaining bedrooms, while loft access provides additional storage potential.

Externally, the property boasts a beautifully maintained rear garden, predominantly laid to lawn with an attractive patio area, ideal for outdoor dining and entertaining. Additional features include side access, external security lighting, two outdoor water taps and power points to both the garden and garage.

The double garage benefits from its own electrical supply, electric garage door and additional storage options. To the front of the property, a generous driveway provides off-road parking for up to three vehicles and includes an electric vehicle charging point.

Tel: 01454 411522

Further enhancements include gas central heating, air conditioning to the lounge and bedrooms, and an array of high-quality fixtures and fittings throughout.

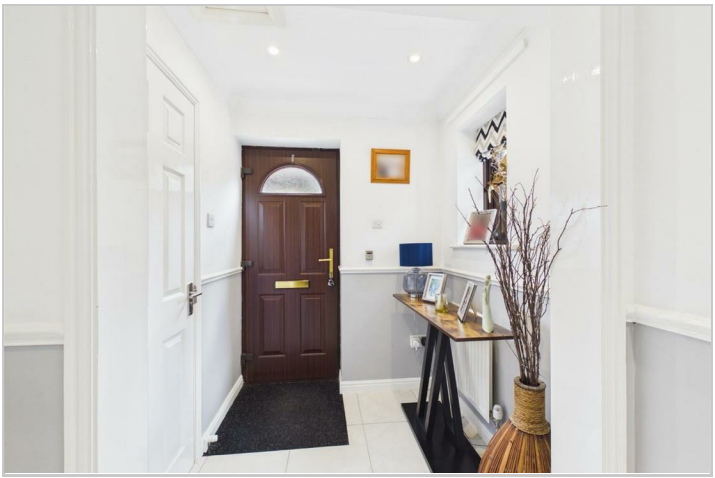
Lavender House presents a rare opportunity to acquire a superb family home in the sought-after village of Tytherington, combining generous living space with outstanding modern conveniences.

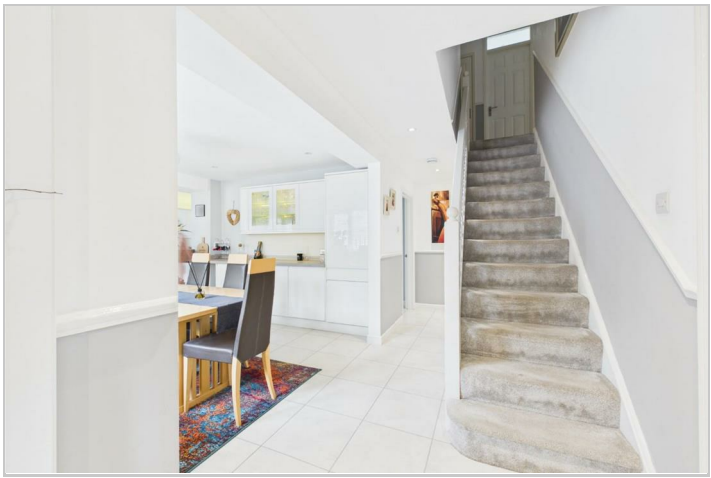
Anti-Money Laundering

''Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted''

Material info

Council tax band F
Tenure Freehold





Road Map

Hybrid Map

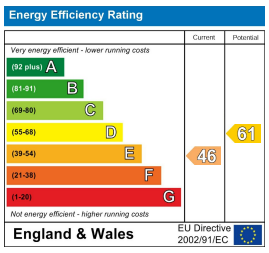
Terrain Map

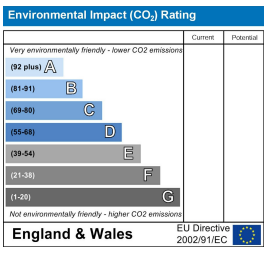
Floor Plan

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.

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