



Gifford Close, Rangeworthy, Bristol BS37
£600,000

4 bedroom detached house for sale | Freehold

This detached cottage was built in about 1890, hence its thick stone walls and immense sense of character. In the 1980s it was extended, and then in more recent times the current owners (who have really enjoyed living here for a good number of years) have greatly improved the place (including the installation of "planet-saving" solar and heat pump technology). The cottage has wonderfully spacious accommodation that includes four bedrooms of good size and a large full-length living room, the well-appointed kitchen is open-plan to the dining room, and even the entrance hall could act as a reception room in its own right. To one side of the cottage is a garden room (think conservatory but with a newly re-tiled roof) which can be accessed from front or back. The cottage also has a downstairs cloakroom and, oh, then there's the bathroom .. wow ... talk about palatial! There are covered sitting out areas (loggias) to both front and rear, off-street parking, and the rear garden is of a good size for a family: level, relatively secluded, not too big that it needs constant work but certainly big enough for most people, and with a large patio that attracts the sunshine all day long.

Council Tax Band: Band E (£2738.29 per annum 2024/25)

Tenure: Freehold

GROUND FLOOR:

Porch

Solid wood front door; double-glazed window to side; tiled floor; glazed door into...

Reception Hall

w: 13' 7" x l: 12' 7" (w: 4.14m x l: 3.84m)

Staircase with timber banisters rising to first floor; double-glazed sash window to front; tiled floor; beamed ceiling; double radiator.

Lounge

w: 12' 11" x l: 27' 10" (w: 3.94m x l: 8.48m)

Half double-glazed french doors, with double-glazed sash windows, to front; double-glazed sash windows to side and rear; fireplace with stone hearth featuring large Jotul solid-fuel stove; beamed ceiling; wall lights; 3 double radiators.

Cloakroom

w: 7' 5" x l: 4' 10" (w: 2.26m x l: 1.47m)

Frosted double-glazed window to rear; white w.c. and pedestal wash basin with mixer tap; tiled floor; extractor fan; double radiator.

Dining Room

w: 10' 3" x l: 12' 6" (w: 3.12m x l: 3.81m)

Double-glazed sash window to front; tiled floor; wall lights; double radiator; wide opening into...

Kitchen

w: 13' x l: 8' 5" (w: 3.96m x l: 2.57m)

Double-glazed window to rear; double-glazed window into Garden Room at side; range of fitted base and wall units, in dark oak finish, including pull-out larders, rolled-edge granite-effect worktops and upstands; inset single-bowl single-drainer white sink with mixer tap; built-in AEG electric double oven; built-in Hotpoint 4-ring ceramic hob with fitted chimney hood; integrated Indesit slimline dishwasher; built-in Bosch fridge/freezer; plumbing for washing machine; archway into...

Lobby

w: 2' 9" x l: 6' 2" (w: 0.84m x l: 1.88m)

Small double-glazed window to rear; tiled floor; built-in Telford Tempest Heat Pump hot water cylinder; half double-glazed door out to...

Rear Loggia

Tiled floor; step down to Rear Garden.

FIRST FLOOR:

Landing

Double-glazed window to rear; loft hatch.

Bedroom One

w: 12' 10" x l: 13' 1" (w: 3.91m x l: 3.99m)

Double-glazed sash windows to front and side; wide built-in wardrobes with sliding doors; double radiator.

Bedroom Two

w: 12' 11" x l: 10' 2" (w: 3.94m x l: 3.1m)

Double-glazed sash windows to rear and side; wide built-in wardrobes with sliding doors; double radiator.

Bedroom Three

w: 8' 9" x l: 12' 7" (w: 2.67m x l: 3.84m)

Double-glazed sash window to front; wide recess for storage (wardrobe doors could easily be added); double radiator.

Bedroom Four

w: 10' 5" x l: 8' 10" (w: 3.18m x l: 2.69m)

Double-glazed sash window to front; fitted double wardrobe (minus its doors); double radiator.

Bathroom

w: 16' 7" x l: 9' 6" (w: 5.05m x l: 2.9m)

An amazing bathroom, bigger than many master bedrooms! Frosted double-glazed sash window to side and frosted double-glazed window to rear; all white suite; shower cubicle with hand-held, overhead and body jets, plus built-in music system; double-ended bath with tiled surround and mixer tap; w.c. and bidet; pedestal wash basin; half-tiled walls and tiled floor; ceiling beams; built-in linen cupboard; double and towel rail radiators.

EXTERNAL:**Front Garden**

Attractive mixture of gravel, paving, raised beds, shrubs and trees; paved path to front door; feature loggia (west-facing) with tiled canopy and wall lights.

Garden Room

w: 9' 2" x l: 20' 7" (w: 2.79m x l: 6.27m)

Lean-to construction to side of cottage, under tiled roof (which at time of writing is about to undergo some re-tiling); double-glazed french doors and windows to front and rear; 2 high-level frosted double-glazed windows to side and 2 double-glazed skylights.

Rear Garden

w: 59' x l: 25' (w: 17.98m x l: 7.62m)

Level and mainly lawn, with flower borders, shrubs and an attractive selection of trees; fenced surround; paved patio to one side, with trellis screen, positioned to maximise the amount of sunshine; gate to side (which affords potential for off-street parking should it be required); Riello air source heat pump.

LOCATION:

Is Rangeworthy the best-placed village in the West Country in terms of facilities? I think it has to be a contender! Having played around with Google Maps (admittedly not at "rush hour") I can see that Thornbury, with all of its shops, amenities and leisure centre, is an 11-minute drive away, charming Chipping Sodbury with its pubs and restaurants is 10 minutes, and Brimsham Green secondary school in Yate, as well as the Tesco Extra store and loads of other shops, is 9 minutes. Even Katharine Lady Berkeley School in Kingswood is only 14 minutes away, and the M5 at Junction 14 can be reached in 12! There's a local primary school in the village, a pub - the Rose & Crown - which is reputed to serve a very fine Sunday lunch (5-star reviews on TripAdvisor as recently as April 2024), and for those with a more exotic taste, the Spice Mahal restaurant (no prizes for guessing what style of cuisine it serves) is just along the Wotton Road and offers a takeaway service.

GENERAL:**Tenure**

Freehold.

Council Tax Band

Band E (£2738.29 per annum 2024/25).

IMPORTANT:

These particulars do not constitute nor form part of any offer of contract, nor may they be regarded as representative. Measurements are approximate. No services, appliances or fittings described in these particulars have in any way been tested by Haighs and it is therefore recommended that any prospective buyer satisfies themselves as to their operating efficiency before proceeding with a purchase. Photographs are used only to give an impression of the general size and style of the property, and it should not be assumed that any items shown within these pictures (internal or external) are to be included in the sale. Prospective purchasers should satisfy themselves of the accuracy of any statements included within these particulars by inspection of the property. Anyone wishing to know specific information about the property is advised to contact Haighs prior to visiting the property, especially if in doing so long distances are to be travelled or inconvenience experienced.

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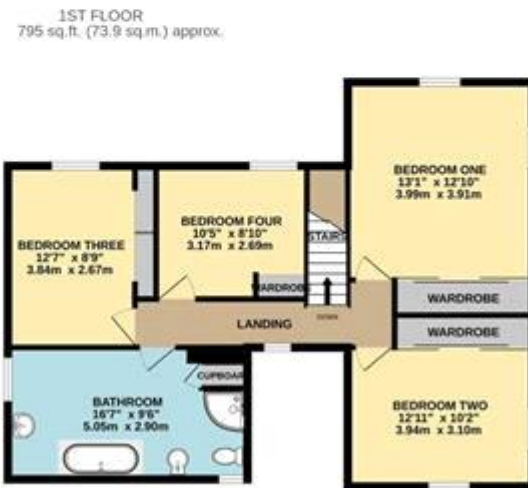
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TOTAL FLOOR AREA: 1812 sq. ft. (168.3 sq. m.) approx.

While every attempt has been made to ensure the accuracy of the Reception contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		91
(69-80)	C	79	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.