



## **9 GIFFORD CLOSE RANGEWORTHY**

**Wonderful chain-free opportunity to acquire a generously proportioned 4 bedroom family home. Close to the centre of the village in a quiet cul-de-sac of similar properties, the property features a conservatory and detached double garage.**

Accommodation is well laid out and flows nicely room to room, and is well presented having been lovingly maintained by the owners. The light and airy rooms include: entrance hall, cloakroom, kitchen/breakfast room, utility, lounge, dining room, study, conservatory, 4 bedrooms including master ensuite and family bathroom. Outside you'll find an enclosed rear garden with a leafy aspect - to the front of the property there is a detached double garage plus driveway parking. Various local village amenities are a short walk away, so this is a house worth viewing to fully appreciate what is on offer.

**£475,000**



**COUNTRY**  
PROPERTY



# 9 Gifford Close, Rangeworthy, South Gloucestershire, BS37 7QU

🌿 Detached Family Home 🌿 Kitchen Breakfast Room 🌿 3 Reception Rooms & Conservatory 🌿 4 Bedrooms & 2 Bathrooms 🌿 Enclosed Rear Garden 🌿 Double Detached Garage 🌿 No Onward Chain 🌿 Energy Efficiency Band D

Rangeworthy is a very well established country village with Hotel, Public House, Restaurant, Village Hall, primary School and regular bus service. The village is convenient to both Thornbury and Kingswood with their excellent secondary schools (Castle and Katharine Lady Berkeley's) plus a few miles from Yate and Chipping Sodbury. Bristol Parkway and Yate rail terminals, M32 and the M5 motorway junction 14 Falfield and the M4/M5 motorway interchange at Almondsbury are all within a short driving distance.



## GROUND FLOOR

**Entrance Hall** Window to front, staircase leading to first floor with space under, radiator, cloaks storage cupboard.

**Cloakroom** Window to front, low level WC, hand basin with vanity unit, part tiling to walls, heated towel rail.

**Lounge** 13' 0" x 16' 6" (3.96m x 5.03m) Window to front, stone fireplace with Calor gas fire (not currently working) 2 x radiators.

**Dining Room** 13' 0" x 10' 0" (3.96m x 3.05m) Patio door to conservatory, radiator.

**Conservatory** 10' 8" max x 10' 8" max (3.25m x 3.25m) French doors leading to enclosed rear garden, tiled floor.

**Kitchen Breakfast Room** 17' 1" x 11' 11" max (5.21m x 3.63m) Window to rear, range of wall and base units with laminated worktops over, single drainer one and a half bowl sink unit, part tiling to walls, inset electric hob with cooker hood over, high level oven and grill, integral dishwasher, radiator, tiled floor, patio door to rear garden.

**Utility** 6' 9" x 4' 10" (2.06m x 1.47m) Base units with laminated worktops over, single drainer bowl sink unit, tiled floor, radiator, built-in cupboard housing oil boiler, door to outside.

**Study** 7' 0" min x 7' 4" (2.13m x 2.24m) Window to front, radiator.

## FIRST FLOOR

**Landing** Airing cupboard, loft access.

**Master Bedroom** 13' 3" x 13' 0" (4.04m x 3.96m) Window to front, built-in wardrobe, radiator.

**Ensuite Shower Room** 6' 9" x 6' 10" (2.06m x 2.08m) Window to front, low level WC, hand basin with vanity unit, shower cubicle with electric shower over, tiled walls & floor, heated towel rail.

**Bedroom 2** 10' 4" x 10' 9" (3.15m x 3.28m) Window to rear, built-in wardrobe, radiator.

**Bedroom 3** 10' 0" min x 10' 1" (3.05m x 3.07m) Window to front, built-in wardrobe, radiator.

**Bedroom 4** 9' 8" x 9' 6" (2.95m x 2.90m) Window to rear, built-in wardrobe, radiator.

**Family Bathroom** 10' 1" x 6' 0" (3.07m x 1.83m) Window to rear, low level WC, hand basin with vanity unit, panelled bath with mixer tap shower over, tiled walls & floor, heated towel rail.

## OUTSIDE

**Double Garage** 18' 0" x 17' 8" (5.49m x 5.38m) 2 x up and over doors, power and light, loft storage space.



**Front Garden** Driveway parking in front of garage, lawn area with flower borders, gated side access leading to rear garden, trees and shrubs, oil tank, exterior lighting.

**Enclosed Rear Garden** 38' 0" approx x 59' 0" approx (11.58m x 17.98m) Wall/hedges & fences make up the boundaries, mainly laid to lawn, patio areas, pond, flower borders, mature and young trees and shrubs, tap, gated side access.

## FURTHER DETAILS

**Directions** Take the B4058 Wotton Road from the B4059 Iron Acton bypass, past the side of Parker's Garden Centre and proceed towards Rangeworthy. After about 1.4 miles, turn right at the village hall into New Road and then next left into Gifford Close where number 9 will be found towards the end of the Cul-De-Sac on the right hand side.

**Tenure** Freehold

**Council Tax Band** F

**Services** Mains electricity, water and drainage are connected.

Oil fired central heating.

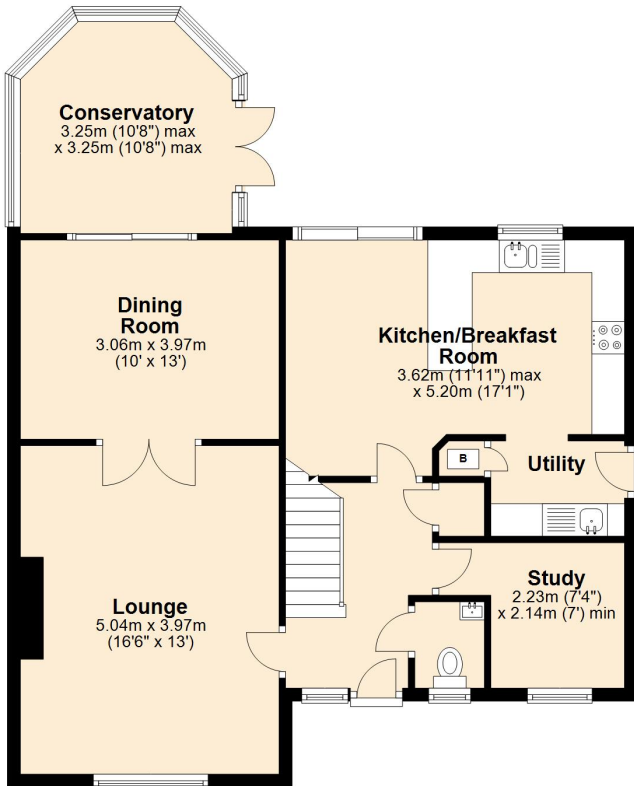


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		81
(69 to 80) C		
(55 to 68) D	60	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland		EU Directive 2002/91/EC



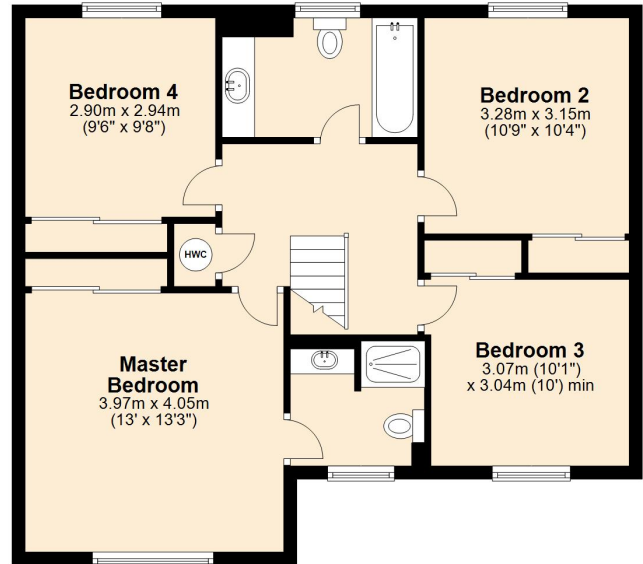
### Ground Floor

Approx. 79.0 sq. metres (850.1 sq. feet)



### First Floor

Approx. 68.9 sq. metres (741.6 sq. feet)



Total area: approx. 147.9 sq. metres (1591.7 sq. feet)

Sketch plan for illustrative purposes only  
Plan produced using PlanUp.



**COUNTRY**  
PROPERTY

The Grange, 73 Broad Street, Chipping Sodbury  
South Gloucestershire, BS37 6AD

**01454 321339**

[www.countryproperty.co.uk](http://www.countryproperty.co.uk)

[enquiries@countryproperty.co.uk](mailto:enquiries@countryproperty.co.uk)

These particulars are set out as a general guide only, and do not constitute any part of an offer or contract.

Details, photographs, measurements, floor plans and distances are given as a guide only and must not be relied upon for the inclusion of any visible fixtures or fittings. Asking prices, rents or other figures quoted are believed to be correct at the time of publication. They are presented in good faith but without any responsibility, must not be relied upon as statements or representations of fact, and any affected parties must satisfy themselves by inspection or otherwise as to the correctness of each of them, by your solicitor prior to exchange of contracts.

We have not carried out a structural survey. Any services, appliances and fittings have not been tested. We recommend independent specialist advice be taken if in doubt about these or any liability for VAT in respect of any transaction relating to this property.

No person in the employment of Country Property has authority to make any representation or warranty whatever in relation to this property.  
We retain the Copyright to all promotional material used to market this Property.