



Harwood House

£865,000

Rangeworthy, BS37 7QH

HOBBS
PROPERTY AGENTS

PROPERTY SUMMARY

A welcoming and spacious entrance hall sets the tone for the rest of this impressive home. To the left, the elegant living room features a log burner set within a charming fireplace, creating a cosy focal point. This room opens through to the orangery-style dining room at the rear, where double doors frame lovely views over the garden and provide access to the patio — perfect for entertaining or relaxing.

Adjacent to the dining room is the kitchen breakfast room, fitted to a high standard with sleek granite worktops, Belfast sink, and a range of integrated appliances. The layout flows beautifully, combining style and practicality for everyday family life.

Leading back through the inner hallway, there is a useful utility room, also fitted with a Belfast sink, space for appliances, and a side door providing convenient access to the outdoors. A downstairs cloakroom includes a shower, sink, and toilet. The ground floor benefits from mostly travertine flooring throughout, adding a touch of elegance. Completing the ground floor is a versatile fourth reception room, currently used as a family room, which could easily serve as a fifth bedroom thanks to its close proximity to the shower room.

Upstairs, the principal bedroom is a wonderful retreat, featuring an impressive ensuite with a large walk-in shower and a separate freestanding bath. There are three further well-proportioned bedrooms, two of which are comfortable doubles, and a modern family bathroom with both a bath and a separate shower.

Outside, Harwood House continues to impress. A detached double garage with power, lighting, and water sits to the side, with an annex / studio above that is ready to be finished to your own taste, offering an excellent opportunity to create a home office, guest suite, or creative workspace perfectly tailored to your needs. To the rear of the garage is a workshop with an additional separate storage area, and there is also a charming log cabin complete with an upper level, providing even more flexibility.

A small courtyard garden lies behind the garage, while the main garden is a real highlight, featuring a large patio area off the dining room and an extensive, sweeping lawn that enjoys complete privacy. The plot is generous and beautifully maintained, offering a wonderful sense of space.

To the front, there is ample off road parking on the driveway for multiple vehicles, leading up to the garage.



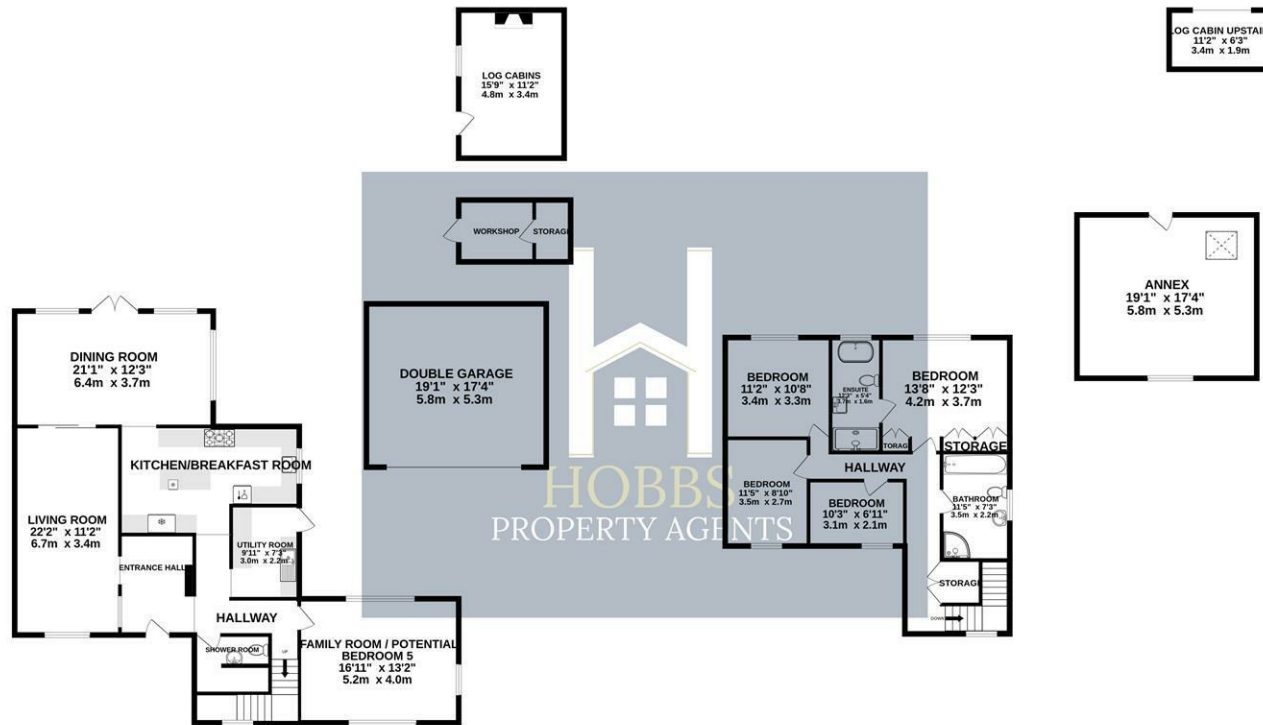






GROUND FLOOR
1829 sq.ft. (169.9 sq.m.) approx.

1ST FLOOR
1173 sq.ft. (109.0 sq.m.) approx.



TOTAL FLOOR AREA : 3002 sq.ft. (278.9 sq.m.) approx.

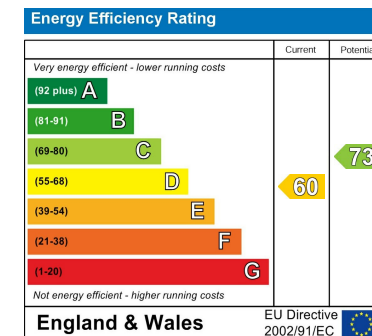
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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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LOCAL AUTHORITY
South Gloucestershire

TENURE
Freehold

COUNCIL TAX BAND
E

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE DETAILS

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