

ASKING PRICE

**£535,000**

**The Green**

Heathend, Cromhall, Wotton-under-Edge, GL12 8AR

## PROPERTY SUMMARY

Step into a welcoming hallway that immediately sets the tone for this charming village home. To the left, a cosy snug offers a versatile space that works equally well as a quiet retreat or a home office, with stairs rising to the first floor. At the heart of the property is a beautifully arranged kitchen diner, designed for everyday family life as well as entertaining. This space flows naturally into a generous lounge, perfect for relaxing at the end of the day, while a separate family room provides even more flexibility for growing families or those who enjoy having distinct living areas. Two sets of French doors open out to the rear garden, filling the home with natural light and creating a seamless connection to the outdoors. A further door leads to a spacious utility room and a convenient downstairs cloakroom.

Upstairs, the principal bedroom enjoys a peaceful outlook over the rear garden and the surrounding countryside, with large windows allowing light to pour in. It also benefits from a built in wardrobe and a private en suite shower room. Three additional bedrooms offer comfortable accommodation for family or guests, all served by a well proportioned family bathroom. Loft access from the landing provides useful additional storage.

Outside, the property continues to impress. A driveway to the front provides parking, complemented by additional undesignated spaces nearby. The rear garden is both spacious and private, featuring a large patio area ideal for outdoor dining and entertaining. Enclosed by fencing and enjoying open countryside views, it is a wonderful setting for family gatherings throughout the year. There is also an outside tap and electricity point, with space ready for a hot tub.

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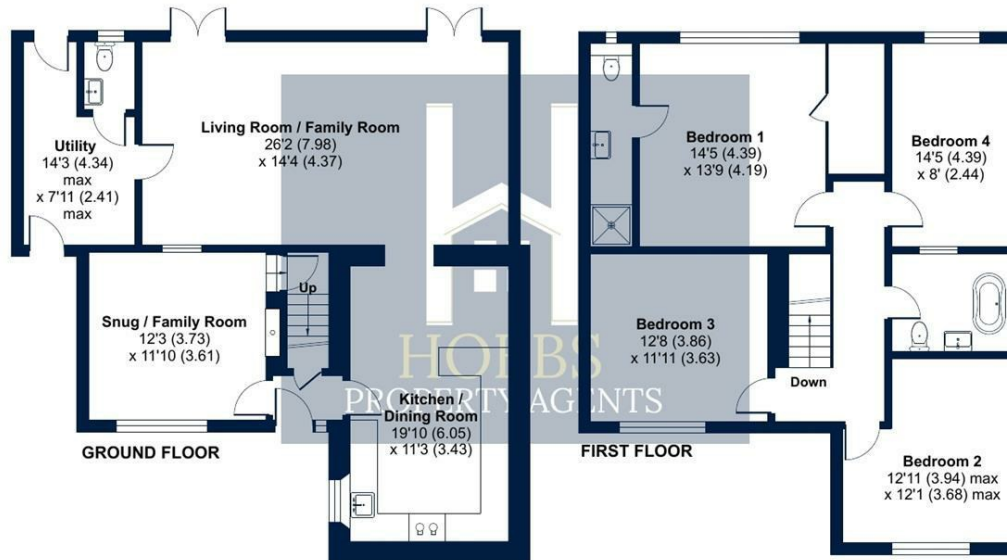




## The Green, Heathend, Wotton-under-Edge, GL12

Approximate Area = 1890 sq ft / 175.5 sq m

For identification only - Not to scale

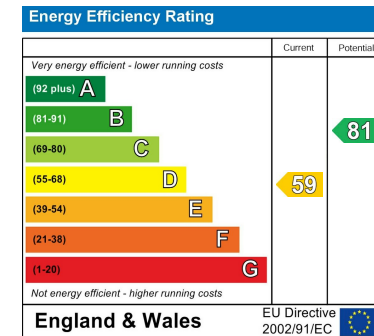


**LOCAL AUTHORITY**  
South Gloucestershire

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
D

**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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Hobbs Property Agents Limited. REF: 1123097



### OFFICE DETAILS

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