The Forge, Horton Road, Horton, Bristol, Gloucestershire, BS37 6QH

JAMES PYLE <sup>©0</sup>

Individually designed and built detached house 3 double bedrooms Fashionable kitchen/family room Living room with wood-burning stove Bathroom and en-suite Ample private off-street parking Manageable garden Pretty village overlooking the Cotswold hills No onward chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 OLJ James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

Price Guide: £575,000 Approximately 1,685 sq.ft

# 'Thoughtfully designed and individually built in 2019, this detached house is an excellent efficient 3 bedroom home'

# **The Property**

Located towards the rural edge of pretty village of Horton, The Forge was individually designed and built in 2019 by the current owners. This thoughtfully designed home boasts an EPC rating B benefitting from underfloor heating throughout the ground floor and PV panels providing electricity on a feed-in tariff.

The spacious and well-presented accommodation is arranged over two floors extending to around 1,685 sq.ft At the heart of the home there is a superb kitchen/family room which is open plan to the living room. The kitchen is arranged around a breakfast Horton is a peaceful unspoilt village bar with integrated dishwasher and a Smeg surrounded by quintessential rolling hills range cooker. The living room has double and the Cotswold Way. The village has an doors out to a rear terrace and a wood- excellent primary school, village hall and burning stove. To the side, there is a bus service to the local towns. The towns of spacious versatile utility room which adjoins Chipping Sodbury and Yate are within 6 a useful workshop with garage doors. There miles and both offer a large range of

is also a separate entrance hall with WC off. On the first floor, there are three double bedrooms all with fitted wardrobes. The family bathroom has a shower over the bath whilst the main bedroom has a private ensuite shower room.

Externally, there is plenty of private offstreet parking for numerous vehicle types set behind a natural stone wall. The garden is an easy to manage size and predominately laid to patio seating areas with gravelled edging.

### Situation



Waitrose. Other schooling options include Gloucestershire Council Tax Band E. Katharine Lady Berkeley at Wotton-under-Edge, private education at Westonbirt, and **Directions** Marling at Stroud which has a bus service from the neighbouring village of From the centre of Horton (the village hall), Hawkesbury Upton. There are excellent road links to the A46, the M4 (J 18 is approx. 4.9 miles away) while Bristol and Bath are within easy reach. The nearby Yate train station (approx. 7 miles away) also provides good transport links for commuters.

# Additional Information

The property is Freehold with oil-fired central heating, mains drainage, water and electricity. The PV solar panels are on a feed-in tariff. Superfast broadband is available and there is mobile phone coverage with some limitations. Information taken from the Ofcom mobile and broadband checker website, please check

facilities, schooling and shops including a the website for more information. South

head west towards Chipping Sodbury. Locate the property as one of the last on the right hand side.

Postcode BS37 6OH What3words: ///fallback.pasting.tops













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