



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



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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**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 bar with integrated dishwasher and a Smeg range cooker. The living room has double doors out to a rear terrace and a wood-burning stove. To the side, there is a spacious versatile utility room which adjoins a useful workshop with garage doors. There

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 en-suite shower room.

Externally, there is plenty of private off-street 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

Horton is a peaceful unspoilt village surrounded by quintessential rolling hills and the Cotswold Way. The village has an excellent primary school, village hall and bus service to the local towns. The towns of Chipping Sodbury and Yate are within 6 miles and both offer a large range of

facilities, schooling and shops including a Waitrose. Other schooling options include Katharine Lady Berkeley at Wotton-under-Edge, private education at Westonbirt, and Marling at Stroud which has a bus service from the neighbouring village of 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

the website for more information. South Gloucestershire Council Tax Band E.

### Directions

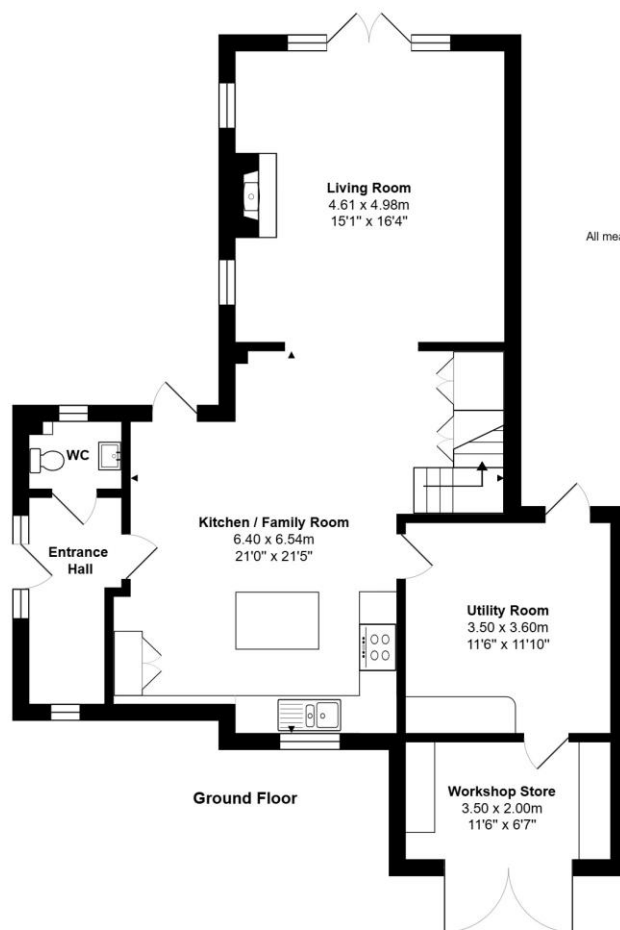
From the centre of Horton (the village hall), head west towards Chipping Sodbury. Locate the property as one of the last on the right hand side.

Postcode BS37 6QH

What3words: ///fallback.pasting.tops

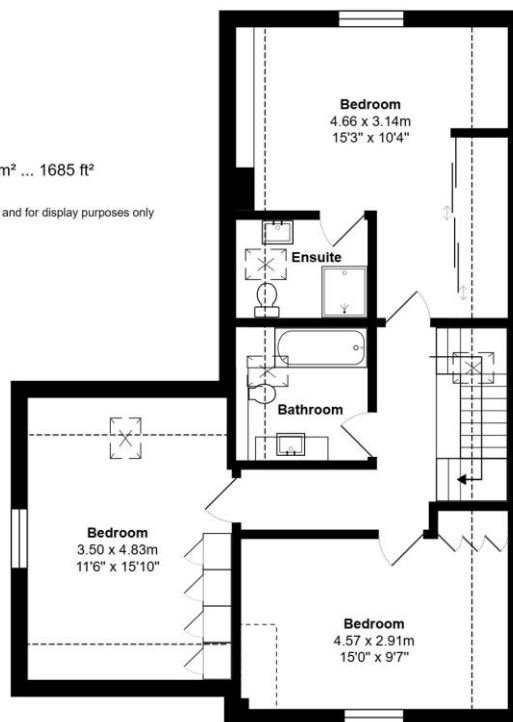






Total Area: 156.5 m<sup>2</sup> ... 1685 ft<sup>2</sup>

All measurements are approximate and for display purposes only



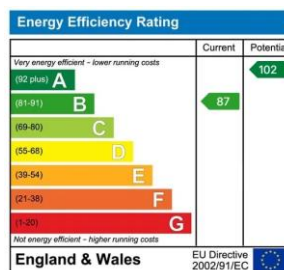
Ensuite

**Bathroom**

**Bedroom**  
3.50 x 4.83m  
11'6" x 15'10"

**Bedroom**  
4.57 x 2.91m  
15'0" x 9'7"

### First Floor



**Bathroom**

**Bedroom**  
3.50 x 4.83m  
11'6" x 15'10"

**Bedroom**  
4.57 x 2.91m  
15'0" x 9'7"

