



THE CREST HINTON

Five bedroom detached family home, lovingly transformed by the current owners, with an enclosed rear garden, driveway parking plus garage and all offered for sale with no onward chain. Located in the popular village of Hinton you are on the edge of the countryside, but with excellent commuting and transport links close by.

The property is beautifully presented and enjoys an elevated position set back from the road, and thereby has pleasant country views. Situated in the heart of the village the local pub is only a short walk away. Spacious accommodation includes: entrance hall, cloakroom, impressive kitchen dining room, pantry, lounge, utility / study, 5 bedrooms with master and guest ensuite shower rooms, and a family bathroom. Outside the front garden includes driveway parking for 3+ cars, lawn area, flower borders, trees and shrubs and a single garage. The enclosed rear garden is mainly lawn, with borders sporting a rich variety of ornamental planting, and a couple of patios so you can dine alfresco in the sun or in the shade - the choice is yours!

£625,000



COUNTRY
PROPERTY

The Crest, Hinton, South Gloucestershire, SN14 8HG

🌿 Detached Family Home 🌿 Kitchen Dining Room 🌿 Lounge with Jotul Log Burner 🌿 5 Bedrooms, 2 Ensuities 🌿
Driveway Parking For Several Cars 🌿 Garage and Study/Utility 🌿 No Onward Chain 🌿 Energy Efficiency Band tbc

Hinton is a desirable semi-rural country village that lies geographically about 20 minutes away from the centres of both Bath & Bristol. Although it is on the edge of the countryside, it is excellent for commuting and transport links, being less than a 5 minute drive from the M4 J18 Tormarton. Mainline rail services to London can be accessed via Bath, Bristol or Chippenham rail stations. Locally the village has a good pub restaurant called The Bull Inn - meanwhile convenience stores, coffee shop, school and pubs are a 5 minute drive away in Pucklechurch. Being on the edge of the countryside, the neighbouring village of Dyrham is a pleasant walk, home to National Trust's Dyrham Park estate.



GROUND FLOOR

Canopied Porch

Entrance Hall Staircase leading to first floor with storage under, radiator.

Cloakroom Window to front, low level WC, hand basin with vanity, part tiling to walls and floor, radiator.

Lounge 17' 4" x 19' 0" (5.28m x 5.79m) Windows to front and side, fireplace with Jotul multi-fuel stove, radiator.

Kitchen Dining Room 11' 9" max x 28' 1" max (3.58m x 8.56m) Windows to side and rear, range of wall and base units, granite worktops with splash backs, double Belfast sink, integrated induction hob, combination oven with grill and microwave, fan oven, separate steam oven, warming drawer, integrated fridge, wine cooler, tiled floor, underfloor heating, French doors leading to rear garden.

Pantry 6' 4" x 5' 9" (1.93m x 1.75m) Window to side, range of wall and base units with granite worktops, integral freezer, tiled floor, underfloor heating, door to rear garden.

Utility / Study 17' 6" x 7' 11" (5.33m x 2.41m) Windows to front and rear, range of wall and base units with laminated worktops, one and a half bowl sink unit, plumbing for washing machine, space for tumble dryer, underfloor heated tiled floor.

FIRST FLOOR

Landing Stained glass window to side, airing cupboard, radiator.

Master Bedroom 16' 4" max x 17' 9" max (4.98m x 5.41m) Window to front and Velux to rear, range of fitted wardrobes and bedside units, radiator.

Ensuite Shower Window to front, low level WC, hand basin, shower cubicle with remote controlled shower system, tiled walls and floor, heated towel rail, extractor fan.

Bedroom 2 11' 11" max x 13' 5" max (3.63m x 4.09m) Window to rear, fitted wardrobes, radiator.

Ensuite Shower Window to side, low level WC, hand wash basin with vanity unit, shower cubicle with remote controlled shower system, tiled walls, heated towel rail.

Bedroom 3 17' 4" x 10' 5" (5.28m x 3.17m) Window to front, fitted wardrobe, radiator, hatch to loft.

Bedroom 4 15' 1" min x 8' 2" (4.60m min x 2.49m) Window to side, fitted wardrobes, radiator.

Bedroom 5 8' 9" x 8' 11" (2.67m x 2.72m) Window to rear, radiator.

Bathroom Window to rear, low level WC, wash basin with vanity unit, "P" bath with remote controlled shower over, tiled walls, heated towel rail.

OUTSIDE

Front Garden Sloping down to the road, including driveway parking, lawn area to side of property, trees and shrubs, gated side access to rear garden.

Single garage 17' 10" x 8' 0" (5.44m x 2.44m) Electric remote roller door, personal doors leading to rear garden and utility / study, oil fired boiler, power and light.

Enclosed Rear Garden 33' x 49' approx (10.06m x 14.94m) Bounded by walls and fences, mainly laid to lawn, 2 patios, flower borders, trees and shrubs, exterior lighting, bin store, wood store, outside tap, gated side access.

FURTHER DETAILS

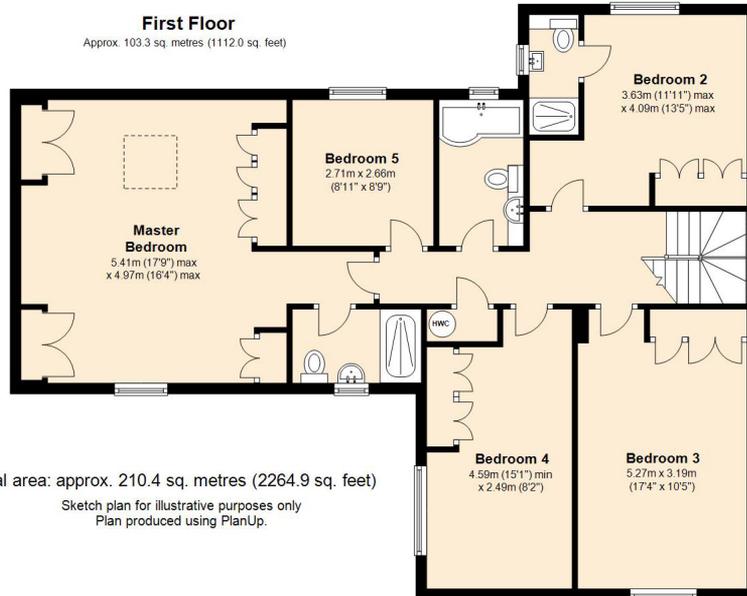
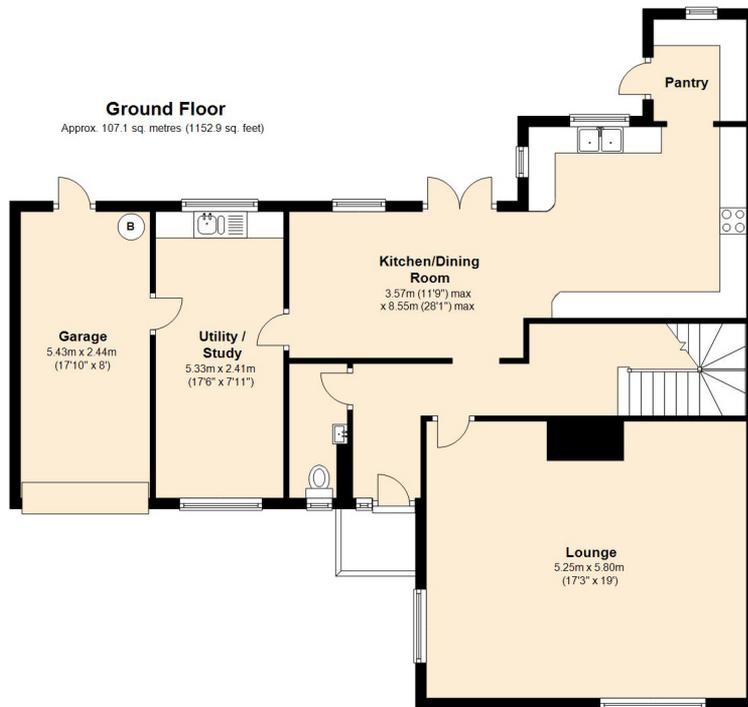
Directions From Junction 18 Tormarton on M4, take the A46 South towards Bath. Opposite the Crown Inn, turn right signposted Hinton for a mile, and down through the wooded gully into the village. Pass the Bull Inn on your right, then just after the turning for Grove Lane you'll see The Crest on the right hand side, look for our For Sale board.

Tenure Freehold

Council Tax Band F

Services Mains water and electricity. Private drainage system. Oil-fired central heating with radiators throughout the property.





COUNTRY
PROPERTY

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