



School House,

Church Lane, Rangeworthy, Bristol, South Gloucestershire, BS37 7ND



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South Gloucestershire, BS37 7ND

A charming period residence offering versatile accommodation set within enclosed gardens in the sought-after village of Rangeworthy.

- Attractive Victorian Cottage
- Four Reception Rooms
- Utility / Boot Room
- Four Bedrooms
- En-suite and Bathroom
- Gardens
- Accessible and Convenient Location
- Sought After Village
- Generous Gardens
- Driveway Parking
- Vendors Suited

Guide Price
£650,000

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Description

School House is a charming four-bedroom Victorian Cottage, beautifully positioned in a sought-after village location. This attractive double-fronted home offers generous and versatile accommodation, boasting four reception rooms with a wonderful sense of flow throughout. Set within a generous garden plot and having driveway parking for several vehicles.

Situation

Rangeworthy is nestled in open countryside yet on the outskirts of, and benefitting from, all the varied amenities of Yate, Chipping Sodbury and Thornbury. Chipping Sodbury provides a market town high street with public houses, restaurants and coffee shops with independent shops and Waitrose supermarket. Yate providing all day-to-day amenities in the form of supermarkets, shopping centre, leisure centre and a mainline train station. Well connected, the M4 Motorway Junction 18 is only 8 miles away providing access to Bath, Bristol and London.

Thornbury is a historic market town about 12 miles (19 km) north of the centre of Bristol. It combines a picturesque rural feel with easy access to the city and major transport links: quick access to the A38 and nearby M4/M5 motorways, plus bus connections into Bristol and surrounding areas. Thornbury is nearby also a historic market town, providing a bustling high street, shopping centre, supermarkets, leisure centre, public houses, restaurants and cafes. The town has rich history centred around its Tudor castle and has parks & playing fields, namely The Mundy Playing Fields. Access to well reputed schools both for primary and secondary age groups. Rangeworthy has its own village primary school.

Nearby Tanhouse Lane forms part of the Avon Cycle Path.

Accommodation

The welcoming entrance hall leads to a formal dining room featuring a character fireplace and substantial understairs storage. From here, the accommodation opens seamlessly into the kitchen / dining room, which has been extended to create a light-filled informal dining space within a glazed garden room, perfectly connecting the interior with the rear garden.

The property is largely open plan, allowing easy movement from room to room, and benefits from four reception rooms in total to include a sitting room and living room, making it ideal for both family life and entertaining.

Further practical features include a utility room, boot room, and a downstairs cloakroom, all enhancing the functionality of this delightful period home.

The first floor offers four well-proportioned bedrooms, including a bedroom benefitting from an en suite shower room. The family bathroom has been fitted with tasteful, in-keeping fittings that complement the character of the property.

Outside

School House sits within an established plot of approximately 0.18 acres, benefitting from attractive gardens to both the front and rear. The gardens are mainly laid to lawn and are complemented by mature shrubs and trees, creating a private and well-screened setting. A patio area provides an ideal space for outdoor entertaining.

The property further benefits from driveway parking for several vehicles. A large shed for storage and a summer house, the latter having been recently refurbished providing a home office or studio space and is fitted with power.

Services

LPG gas central heating, mains drainage, water and electricity.

Tenure

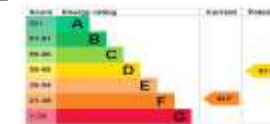
Freehold.

Local Authority

South Gloucestershire Council. Council tax band E. EPC F rating.

Ref: WER260002

Date: January 2026



PLANS AND PARTICULARS

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The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.



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Approximate Area = 1715 sq ft / 159.3 sq m

Outbuildings = 210 sq ft / 19.5 sq m

Total = 1925 sq ft / 178.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



OUTBUILDING 2



OUTBUILDING 1

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