







# 'Chase End' Knole Close, Lower Almondsbury, South Gloucestershire BS32 4EJ

'Chase End'. A stunning detached village home, extended and improved to a unique and inspired design, with high vaulted ceilings, a contemporary style and great individuality - and all on one level. It sits in a beautiful 0.33 acre plot, with secluded seating areas, creative formal planting and an area of orchard to the rear. It backs onto farmland with far-reaching open views towards the parish church. There is gated off-Street parking for several vehicles and a single garage. Stepping inside we discover a highly-specified property with vaulted and airy living space. The dual-aspect living room shares a tandem wood-burner with the adjacent open-plan kitchen/dining/family room, each with bi-fold doors to the garden - fantastic space for entertaining family and friends. The kitchen area was a one-off design working with a furniture maker, this includes a large island. Practical touches include both a pantry and a utility room. The entrance hall and internal corridor separate the living accommodation from the four bedrooms which run across the rear. The principle bedroom has an en-suite shower room plus floor-to-ceiling French doors and windows. The three remaining bedroom share a luxury bathroom. Practical benefits include under-floor oil-fired central heating and double-glazing. Knole Close is off Townsend Lane, which runs away from the heart of the village, through the hedgerows and out into countryside to the south. There are plenty of rural rambles right from the front gate and all the amenities of Lower Almondsbury are just a healthy stroll away. Somewhere quite special!

## Situation

Almondsbury is the first village to the north of the M4/M5 interchange, ideally suited for commuters looking for a more rural lifestyle whilst remaining within easy reach of the city of Bristol. It has a popular primary school at the heart of the village (Ofsted 'Outstanding' 2023). A little further out, the local centre and market town of Thornbury offers a variety of shops, restaurants and a leisure centre. At the hub of Almondsbury are the village shop ([www.almondsburycommunityshop.org.uk](http://www.almondsburycommunityshop.org.uk)), the parish church of St. Marys, The Bowl public house, the doctors surgery and dental practice. The Mall at Cribbs Causeway is just one junction further down the M5 and Parkway Station is approximately 3.7 miles to the south.

## Property Highlights, Accommodation & Services

- Stunning Detached Village Home, Extended And Improved
- Unique And Inspired Design, High Vaulted Ceilings, Contemporary Style And Individuality
- Beautiful 0.33 Acre Plot, Secluded Seating Areas, Formal Gardens And Orchard
- Far-Reaching Open Views Over Farmland Towards Parish Church
- Gated Off-Street Parking For Several Vehicles, Garage
- Dual-Aspect Living Room With Tandem Wood-Burner And Bi-Fold Doors
- Open-Plan Kitchen/Dining/Family Room With Island And Bi-Fold Doors
- Pantry, Utility Room, Cloakroom
- Principle Bedroom With En-Suite Shower Room, Three Further Bedrooms, Luxury Family Bathroom
- Double-Glazing, Oil Central Heating

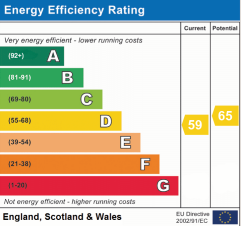
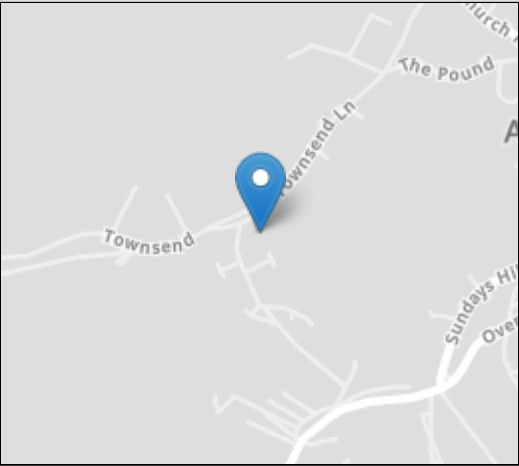
## Directions

Dropping down into the village from the War Memorial on Over Lane, pass the primary school on your left, the parish church on your right, before turning left just before the community shop into The Pound. Follow though to the end of the road, bear left onto Townsend Lane and Look out for Knole Close on your left hand side. 'Chase End' will be the first entrance on the left.

**Local Authority & Council Tax** - South Gloucestershire - Tax Band F

**Tenure** - Freehold

**Contact & Viewing** - Email: [mil\\_thornburysales@milburys.co.uk](mailto:mil_thornburysales@milburys.co.uk) Tel: 01454 417336



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