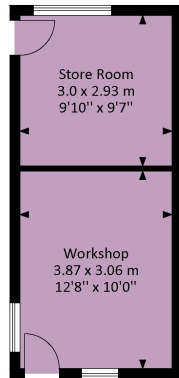
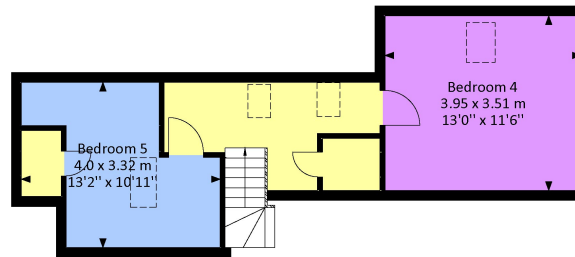




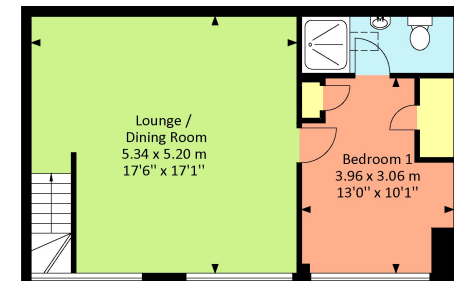
Stoneleigh Down, Upper Tockington Road,
 South Gloucestershire, BS324LQ
 Internal Area (Approx)
 185.87 Sq.M / 2000.68 Sq.Ft
 Barn Annexe Area
 90.80 Sq.M / 977.10 Sq.Ft
 Outbuilding Area
 21.33 Sq.M / 229.59 Sq.Ft
 Total Area 298.02 Sq.M / 3207.37 Sq.Ft
 For identification only. Not to scale.
 Produced by Energy Plus



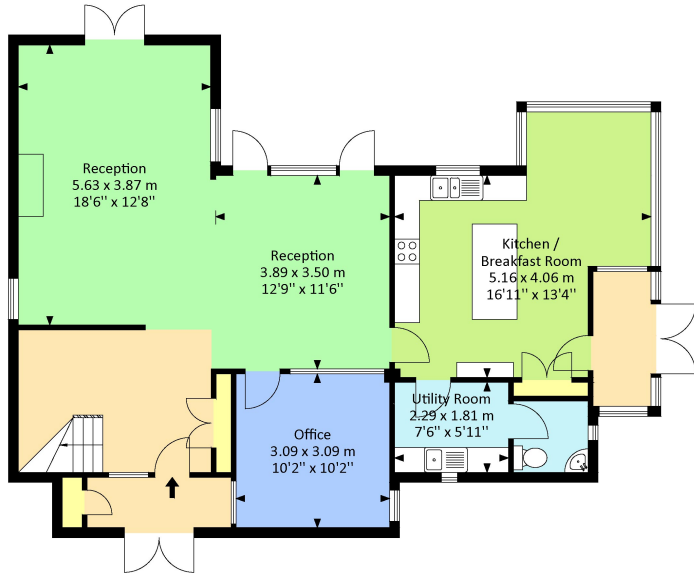
Outbuilding



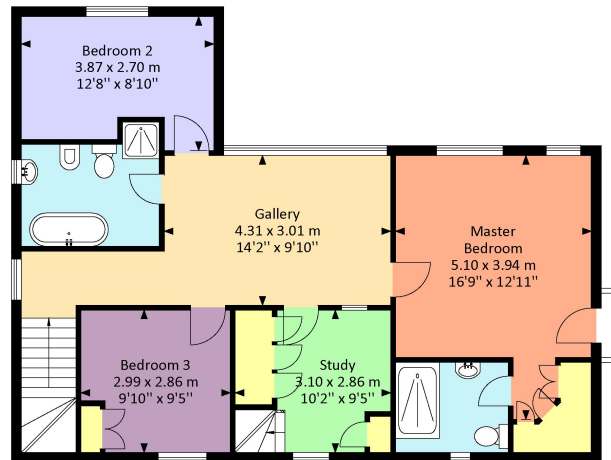
Second Floor



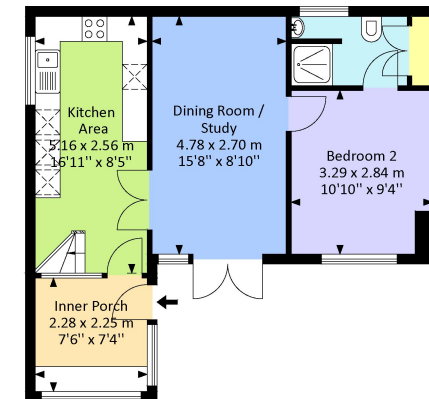
Annexe First Floor



Ground Floor



First Floor



Annexe Ground Floor

'Stoneleigh Down' and 'Stoneleigh Barn', Upper Tockington Road, Tockington, South Gloucestershire BS32 4LQ

'Stoneleigh House' and the adjoining annexe 'Stoneleigh Barn' sit at the head of the most beautiful gardens, abundant with specimen flowering plants, trees and shrubs - interspersed by secluded seating areas, all overseen from the covered veranda at the back of the house - a perfect spot for a morning coffee or evening cocktail. This stunning and unique home enjoys a plot of circa 0.48 acres, with gravelled parking to the front, a workshop/store to the side and a south-facing rear aspect, all set well back from the lane in front. The main house is of an individual contemporary design over three levels - a welcoming hallway connects to an open-plan lounge (with wood-burning stove) and dining space across the rear, with doors to the verandah bringing the outside in. Plus a separate study/music room, a utility room, a cloakroom and a luxury fitted kitchen - complete with an island and a cosy eating/seating area in the corner. The first-floor galleried landing is a lovely space to sit and admire the garden from above, through the full height windows. There are three bedrooms on this level - including the principle bedroom with balcony, fitted wardrobes and en-suite, plus the main bathroom with a high vaulted ceiling and roll-top bath. A walk-through study area leads to another staircase taking you up to bedrooms four and five. The independent two-storey annexe offers both ground and first floor en-suite bedrooms, plus lounge, dining room and kitchen - perfect for a dependent relative or as an additional source of income. There are too few superlatives to describe the gardens fully - they are a delight, attracting visitors through the 'National Open Garden Scheme' - the 'S-shaped lawn connects themed areas planted with trees, shrubs, perennials and bulbs for year-round interest'. A village oasis - somewhere quite special!

Situation

The village of Tockington is situated to the north of Bristol, west of the A38, circa 3 miles from the M4/M5 interchange and about 5.5 miles from Bristol Parkway Station. The neighbouring villages of Olveston, Alveston and Lower Almondsbury provide a range of shops including Post Office, general provisions, butcher, groceries etc. The local centre and market town of Thornbury is approximately 3.5 miles to the north-east. There are local primary schools in the villages of Lower Almondsbury and Olveston. Marlwood School, Alveston (secondary), is approximately 2 miles to the north-east. Tockington Manor School (independent) sits within the village. The popular Swan Public House is situated just off The Green.

Property Highlights, Accommodation & Services

- Stunning Detached Village Home, Unique Design Over Three Levels
- Beautiful Gardens, Abundant With Specimen Flowering Plants, Trees And Shrubs
- Circa 0.484 Acres, South-Facing Rear Aspect, Workshop/Store Room
- Self-Contained Two-Bedroom Annexe (Council Tax Band A)
- Current Rental Income £1450 pcm (From November 2024)
- Five Bedrooms, Galleried Landing/Seating Area, Walk-Through Study Space
- En-Suite Shower Room, Family Bathroom With Roll-Top Bath
- Lounge With Wood-Burner, Open-Plan Dining Area, Verandah
- Study, Music Room, Luxury Open-Plan Kitchen/Breakfast Room
- Photovoltaic Panels, Gas Central Heating (Under-Floor And Radiators), Double-Glazing

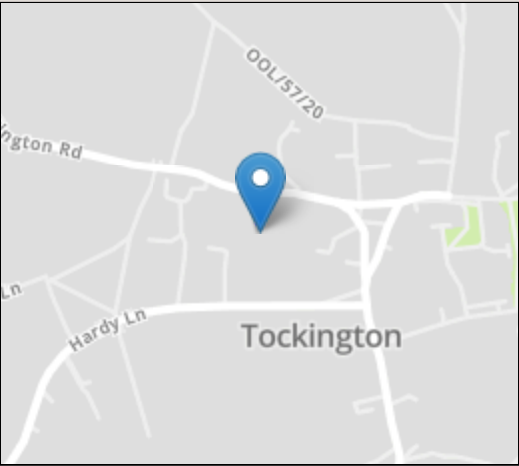
Directions

From the centre of the village, head westwards away from The Green in the direction of Olveston. The entrance to 'Stoneleigh Down' is tucked away on the left hand side between 'The Old Forge' and 'Stoneleigh'. Drive in across the side of 'Stoneleigh' straight along the gravelled driveway to the parking area through the gateway at the end. See 'Promap' image for details.

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

Tenure - Freehold

Contact & Viewing - Email: mil_thornburysales@milburys.co.uk Tel: 01454 417336



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		83	83

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