

Total area: approx. 159.0 sq. metres (1711.5 sq. feet)

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Plan produced using PlanUp.



# 26 Strode Common, Alveston, South Gloucestershire BS35 3PJ

A sizeable family home bursting with potential, conveniently located in a much loved village location, a short stroll from shops, excellent primary and secondary schools, and for those who enjoy rural rambles and walking the dog, countryside walks start right outside- we are thrilled to bring to market this property! An impressive driveway welcomes you in and provides space for multiple cars along with a single garage. On entering, the entrance hall opens on to the living/dining room, dual aspect with fireplace. From there the kitchen/breakfast room provides ample space to host family and friends and a door through to the rear conservatory. The first floor is a real Tardis, five double bedrooms create a fantastic family home with additional office space should it be required, completed by the family bathroom with separate WC. To the rear a low maintenance garden, laid mainly to lawn. Boasting an extensive private driveway, fantastic living space and an excellent number of bedrooms- this realistically priced property provides a canvas to take on and make your own whilst growing in to all the space that it provides- call today to arrange your tour!

## Situation

Alveston is a village north of Bristol, some 4.3 miles from the M4/M5 interchange at Almondsbury, 7.2 miles from Bristol Parkway Station and 10.5 miles from the City Centre. The Severn Bridge and the M48 (M4/South Wales) are 4.6 miles to the west. - ideal for commuters. It boasts a secondary school, [www.marlwood.com](http://www.marlwood.com) and St. Helen's Primary School, plus a useful parade of shops - including an award-winning butcher and a post office, plus a public house and a hotel overlooking the cricket club. The market town and local centre of Thornbury is 1.3 miles to the north.

## Property Highlights, Accommodation & Services

- Semi-detached five bedroom family home
- Expansive private driveway with single garage
- Dual Aspect Living Room With Fireplace
- Kitchen/Breakfast room- the hub of the home
- Five double bedrooms with bathroom and separate WC
- Level rear garden, laid mainly to lawn
- A short stroll to local shops and excellent primary and secondary schools
- Countryside rambles from your doorstep
- Benefits include gas central heating and UPVC double glazing

## Directions

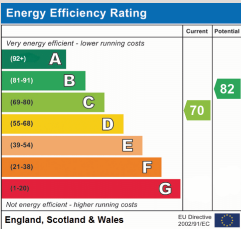
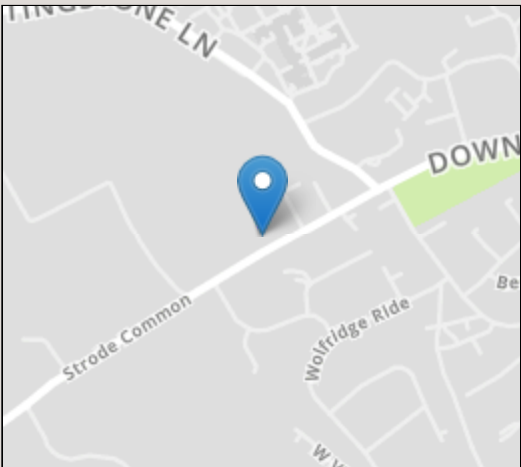
Travelling north on the A38, turn left just past Alveston Church into Greenhill Road. At the 'T' junction turn left into Down Road. Proceed past the crossroads and along Strode Common. No.26. can be found a short distance along on the right hand side.

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

**Tenure** - Freehold

**Additional Information** - [www.southglos.gov.uk](http://www.southglos.gov.uk)

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



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