

'The Beeches', Old Farm Court, Elberton, South Gloucestershire BS35 4AE

Guide £715,000

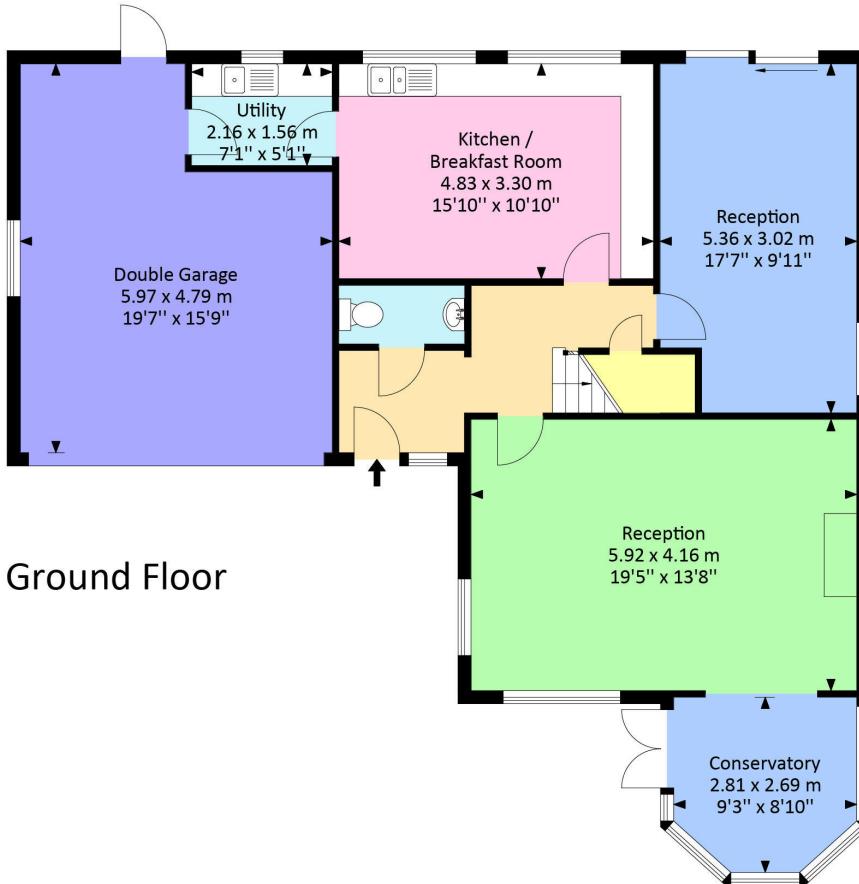
'The Beeches', 2 Old Farm Court, Redhill Lane, Elberton,  
South Gloucestershire, BS354AE

Internal Area (Approx)

204.40 Sq.M / 2199.60 Sq.Ft

For identification only. Not to scale.

Produced by Energy Plus



Ground Floor



First Floor



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'The Beeches' is a substantial detached family home in a convenient semi-rural location with views across open fields. Country walks start right from the front gate and Route 41 of the National Cycle Network passes just around the corner. For those needing access to Bristol and South Wales, the M48/A403 is within easy reach. The front of the property faces due south with a generous private area of garden, enclosed by a high hedge - a perfect spot to relax on a sunny afternoon. Once inside, a spacious lounge can be found at the front with an enclosed multi-fuel stove and adjoining sun-room allowing the 'outside in'. There is a separate dining room, perfect for entertaining, with patio doors to the garden behind. A spacious kitchen/breakfast room has an outlook across the garden with integrated appliances and plenty of space for everyday dining. Beyond the kitchen is a useful utility room with an internal door to the garage. Moving up to the first floor, the large principal bedroom has far-reaching views, an en-suite shower room and a dressing room. There are four further bedrooms - three doubles and one single - all with country views, plus a family bathroom. Moving back outside, the block-paved driveway offers off-street parking for three/four cars and access to the integral double garage. This has an electric up and over door, a work-bench and a door to the rear garden. There is pedestrian access on both sides leading round to the rear garden which is laid mainly to lawn, with two sheds and a greenhouse. Come and view!

## Situation

Elberton is a small friendly hamlet with a church and village hall. A play school 'Stepping Stones' uses the hall and adjoining garden and woods during the week. This is within easy walking distance from the house. The nearby village of Olveston has a well-stocked shop with post office and an excellent primary school. The nearest state secondary schools are Marlwood in Alveston, 2.3 miles to the north-east and The Castle School in Thornbury (3.5 miles). The popular independent school, Tockington Manor, is 2.5 miles away. A new S.E.N.D school is alongside Marlwood. The local centre and market town of Thornbury is 3.5 miles to the north-east and The Mall at Cribbs Causeway, off J17 of the M5, is 6 miles to the south. The old Severn Bridge and J1 of the M48 is less than a mile away. Bristol Parkway Station is 8 miles distance.

## Property Highlights, Accommodation & Services

- Substantial Detached Family Home
- Convenient Location Very Close To Motorway Access At Aust (M48/M4), Almondsbury (M4/M5) and Avonmouth (M5)
- Views Across Open Countryside Towards The River Severn, Great For Evening Sunsets
- Lounge With Multi-Fuel Stove And Adjoining South-Facing Conservatory Opening To Front Lawn
- Dining Room With Patio Doors Overlooking Rear Garden
- Fitted Kitchen/Breakfast Room With Integrated Appliances
- Separate Utility With Integral Door To Garage, Ground Floor Cloakroom
- Principal Bedroom With En-Suite Shower Room and Walk-In Wardrobe/Dressing Room
- Four Further Bedrooms, Three Double, One Single Plus Family Bathroom With Shower Over Bath
- Double Garage With Electric Door, Wide Driveway With Off-Street Parking For 3/4 Cars

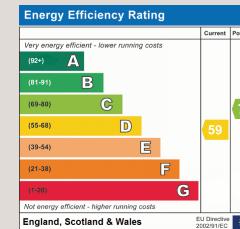
## Directions

Travelling north on the A38 from Bristol, turn left into Fernhill Lane, just after the motorway bridge. Proceed into Tockington Village, taking the left-hand fork then left again at the T-junction then on to Olveston. Turn right just past the church into Elberton Road. Continue along this lane into the hamlet of Elberton, turning left at the sharp right hand bend into Old Farm Court. 'The Beeches' will be found on the right hand side.

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

**Tenure** - Freehold

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



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