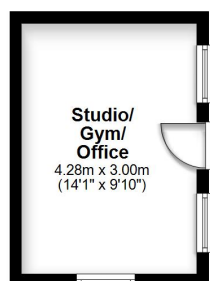




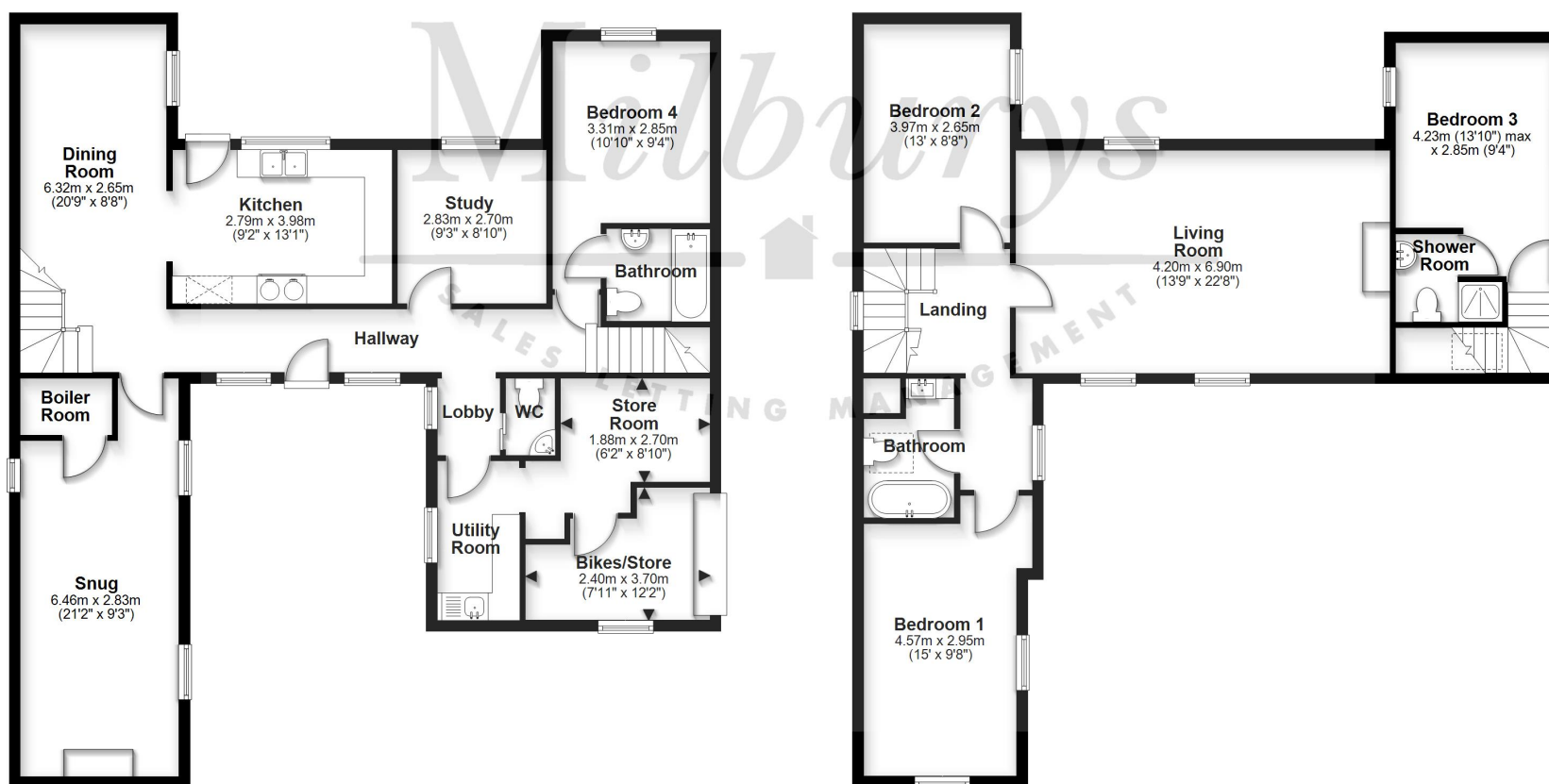
Ground Floor

Approx. 118.1 sq. metres (1271.3 sq. feet)



First Floor

Approx. 84.8 sq. metres (912.7 sq. feet)



Total area: approx. 202.9 sq. metres (2184.0 sq. feet)

For Illustrative Purposes Only. Not to Scale.
Plan produced using PlanUp.

The Stables, 1a, Sundays Hill, Almondsbury, South Gloucestershire BS32 4DS

'The Stables' is a superb, picturesque family home offering well-balanced and aesthetically pleasing accommodation, striking a beautiful balance of traditional and modern features. Set in an attractive garden and courtyard within the prime location of Almondsbury village, close to all the amenities on offer. The property has been beautifully maintained, thoroughly thought out and utilised perfectly with subtle quirks throughout. The heart of the home, the main living room, located on the first floor is of a fantastic size, with original beams, a dual aspect and an open fireplace perfect for the winter evenings. There is also the benefit of the snug which leads off from the kitchen/diner for a more intimate setting, with double windows and wood-burning stove, it is the perfect spot to unwind. The kitchen/diner is a fabulous living space which boasts an array of bespoke floor and wall cabinets, a double Belfast sink, space for all appliances, and the essential area for dining and entertaining! The all important study can be found to the right of the entrance, as can the utility and store rooms. Moving onto the bedrooms, four fantastic doubles, one of which is located on the ground floor perfect for guests/grandparents with its full size ensuite bathroom. Bedroom three is to the right of the property on the first floor, with private staircase, a dual aspect and ensuite shower room...perhaps ideal for a growing teenager! Bedrooms one and two situated off the second staircase provide use of the family bathroom which is of a modern design with free standing bath tub and heated towel rail. Externally, to the front, an incredible stonewalled, private, gated courtyard, quite the tranquil spot to relax surrounded by the spring flourishing wisteria! To the rear, the garden is utilised perfectly for modern family living, laid mainly to lawn with an entertaining area benefiting from a pergola with an open and close roof, a handy outdoor kitchen plus an outbuilding which can be used as a gym/studio or home office perhaps. Parking for two cars is to the side of the property, with additional space if needed within the courtyard. To arrange your tour please call us today!

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' 2017). 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), 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

- Detached Period Property Located In The Heart Of Lower Almondsbury Village
- Four Double Bedrooms Plus Study
- Spacious Main Lounge With A Dual Aspect And Open Fire
- Snug With Wood Burning Stove
- Bespoke Kitchen/Diner With Double Belfast Sink, Esse Range Oven And Integrated Dishwasher
- Large Utility, Stores And Cloakroom
- Gated Courtyard Front Garden And A Generous Enclosed Rear Garden
- Outbuilding To The Rear For Gym/Studio/Home Office
- Off Street Parking And Garage Store

Directions

From J16 of the M5 take the A38 north. Take the third left at the brow of the hill into Over Lane. Drop down the slope and turn right opposite the garden centre into Sundays Hill. Follow the road into the village, passing the school on your left and 'The Stables' can be found a little further down on your right.

Local Authority & Council Tax -

Tenure - Freehold

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



IMPORTANT NOTICE Milburys Estate Agents Ltd, their clients and any joint agents give notice that they have not tested any apparatus, equipment, fixtures, fittings, heating systems, drains or services and so cannot verify they are in working order or fit for their purpose. Interested parties are advised to obtain verification from their surveyor or relevant contractor. Statements pertaining to tenure are also given in good faith and should be verified by your legal representative. Digital images may, on occasion, include the use of a wide angle lens. Please ask if you have any queries about any of the images shown, prior to viewing. Where provided, floor plans are shown purely as an indication of layout. They are not scale drawings and should not be treated as such. Complete listings and full details of all our properties (both for sale and to let) are available at www.milburys.co.uk







www.milburys.co.uk

