

Milburys

SALES LETTING MANAGEMENT



1a The Hill, Almondsbury, Bristol, Gloucestershire, BS32 4AE

£370,000

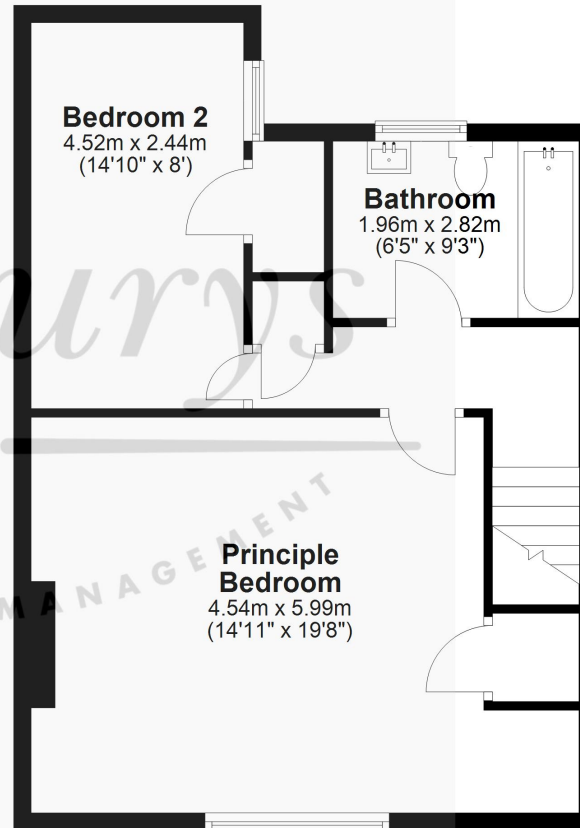
### Ground Floor

Approx. 50.1 sq. metres (539.4 sq. feet)



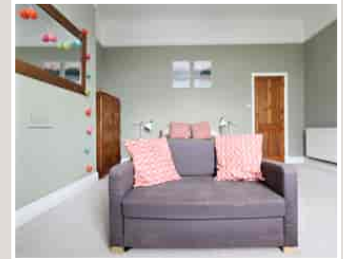
### First Floor

Approx. 50.5 sq. metres (543.2 sq. feet)



Total area: approx. 100.6 sq. metres (1082.7 sq. feet)

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



# 1a The Hill, Almondsbury, Bristol, Gloucestershire BS32 4AE

It is always a pleasure to welcome to market a striking period home, in a sought after postcode, with high ceilings, a cellar and incredible sized bedrooms, a viewing is a must! The property is positioned perfectly, with views over the village of Almondsbury and out over the estuary towards Wales. Entering through the hallway, the bright and spacious lounge is to your left, hosting feature open fireplace and timber shelving to the back wall, the perfect room for hosting or simply curling up on the sofa and reading a book after a long day. Moving on to the kitchen/diner, with modern shaker style wall and base units, pantry and access to the cellar/bar, it is certainly an enviable space and with plenty of room for a large dining suite! The inner terrace accessed via the kitchen finishes off the ground floor and offers space for a BBQ or glass of wine should the occasion call for it. Moving up to the first floor, the principle bedroom is a real show stopper, with high ceilings, sash windows allowing views for miles and space for plenty of storage and even a desk for homeworking if required. The second double bedroom, again of a great size, benefits from a fitted wardrobe. The family bathroom with shower over bath and vanity finish off the home. This property really is one of a kind and convenient for the M4/M5 interchange, The Mall and Aztec West. Don't delay book your tour 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](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

- Period Terraced Two Bedroom Property
- Spacious Lounge With High Ceilings And Feature Open Fireplace
- Newly Fitted Kitchen/Diner With Access To Inner Terrace
- Two Double Bedrooms - Bedroom Two With Walk In Wardrobe
- Principle Bedroom With Incredible Countryside Views
- Family Bathroom With Shower over Bath And Vanity
- Cellar With Bar For Entertaining
- Garage And Off Street Parking
- Far Reaching Views Across The Estuary
- Triple Glazing And Gas Central Heating

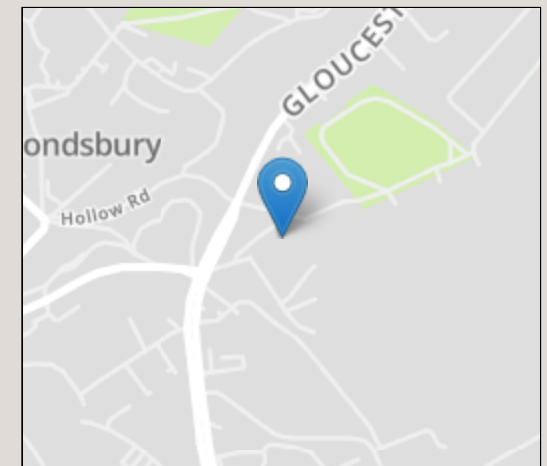
## Directions

From J16 of the M5 take the A38 north. Crest the hill at the top of the short stretch of dual carriageway and you will see The Hill on your right hand side. No.1A Can be found on right hand side.

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

**Tenure** - Freehold

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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