

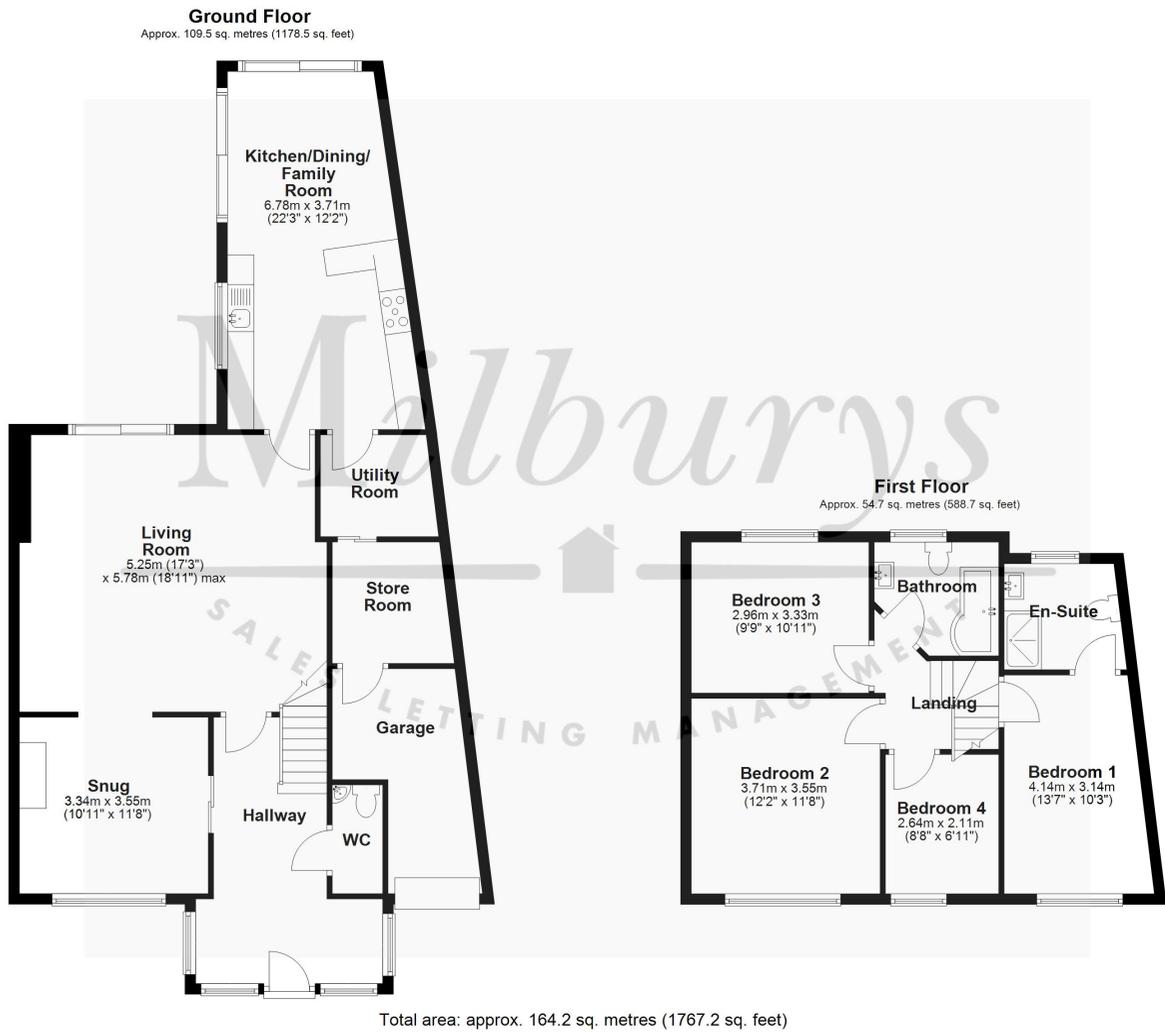
The logo for Milburys, featuring the brand name in a white serif font on a dark blue background.

SALES LETTING MANAGEMENT



16 The Pound, Almondsbury, South Gloucestershire BS32 4EG

£660,000



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It is always a joy to market a property on "The Pound", nestled within the highly sought after village of Lower Almondsbury. A short stroll away from all of the village amenities; the community shop, local primary school and excellent pub just a stone's throw from the front door. The property offers a seamless blend of practical family living with a stunning modern aesthetic. Upon entering, the entrance hall is just the start, greeted with plenty of room for coats, shoes and even a pram if required, as well as thoughtfully designed storage. To the left, you will find the snug, with wood-burning stove and large window allowing light to flood in, it is the perfect space to relax and read a good book after a long day. The lounge is well appointed and benefits from inside out living with bi-fold doors, opening out onto the patio terrace that has been designed for all weathers with it's glass roof pergola. Moving on to the hub of the home, the kitchen/dining/family room. Simplistic yet modern, perfect for family dinners and entertaining, again with bi-fold doors meaning there is not an inch of the enclosed rear garden you can't enjoy! The separate utility and store finish off the ground floor perfectly. Moving to the first floor, you will discover four bedrooms; Principle bedroom with modern ensuite benefiting shower cubicle and vanity. The smart family bathroom has shower over bath, vanity and heated towel rail. Externally, the rear garden, beautifully landscaped, with patio, decking and mature magnolia tree perfectly frame the real gem of the newly fitted garden room/home office benefitting from lights/power/internet. Must be viewed internally to be truly appreciated. Book 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

- In The Heart Of "Lower Almondsbury" Village
- Exceptional Four Bedroom Extended Semi Detached Property
- Welcoming Entrance Hall With Space Saving Under Stairs Storage And Cloakroom
- Three Doubles, One Single, Principle Bedroom With Ensuite
- Snug With Wood Burning Stove
- Spacious Bright And Airy Lounge With Bi-Fold Doors
- Simplistic Kitchen/Diner/Family Room With Bi-Fold Doors
- Enclosed Rear Garden With Patio, Glass Pergola And Newly Installed Garden Room/Home Office
- Utility And Cloakroom
- Garage, Off Street Parking And Electric Car Charging Point

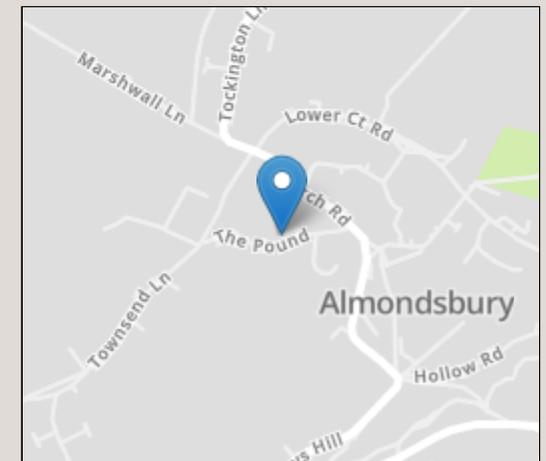
Directions

Drop down into Lower Almondsbury from Over Lane, passing the village school on your left then take the next left just before the community shop into The Pound. Follow the lane round and No.16 can be found on your right.

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

Tenure - Freehold

Contact & Viewing - Email: thornbury@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		75
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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