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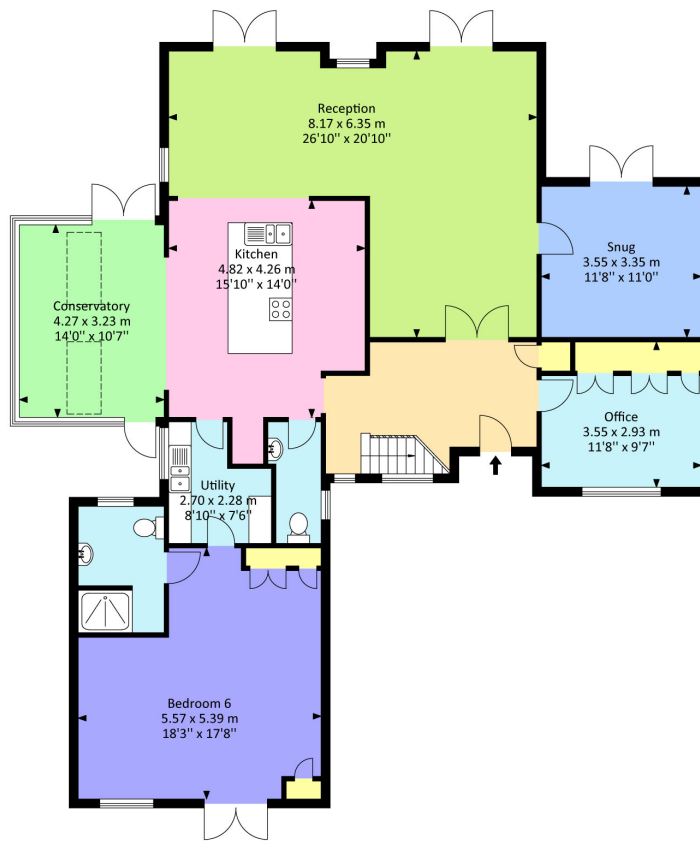
SALES LETTING MANAGEMENT



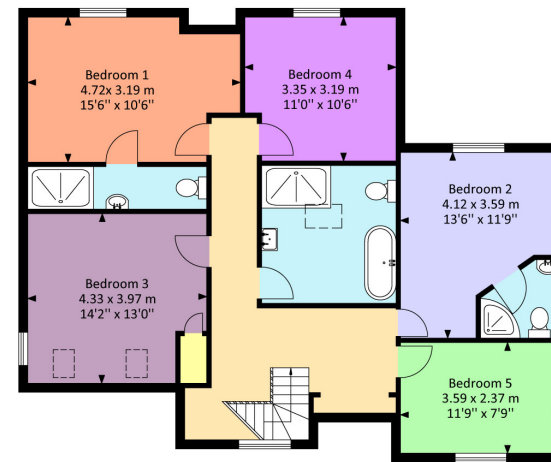
Pear Tree House, The Common, Olveston, South Gloucestershire BS35 4DQ

£1,300,000

Pear Tree House, The Common, Olveston,  
 South Gloucestershire, BS354DQ  
 Internal Area (Approx)  
 246.7 Sq.M / 2655.6 Sq.Ft  
 For identification only. Not to scale.  
 Produced by Energy Plus



Ground Floor



First Floor

# Pear Tree House, The Common, Olveston, South Gloucestershire BS35 4DQ

We are delighted to offer for sale this exceptional detached family home, situated along a no-through country lane on the edge of Olveston Village - an enviable location for those wanting to embrace village life with easy access to Bristol and South Wales. 'The Common' is often described as a community within a community - a haven for walkers and for those wanting to escape the demands of everyday life, blessed with countryside views. Approaching 'Pear Tree House', come through the gates to a very smart resin-bound driveway and beautifully tended gardens. Once through the front door you won't be disappointed - light, style and flair in bucket loads! The fantastic open-plan living space includes a luxury kitchen with granite surfaces, central island and integrated appliances, a double-glazed sun lounge, dining and seating areas with twin sets of bi-fold doors to the garden. For those seeking additional reception space there is separate snug for enjoying a movie and a study/home office with a lovely outlook over the fields in front. Bedroom choices are endless with five double bedrooms on the first floor, two with en-suites and the family bathroom, plus a principle bedroom suite with en-suite shower room on the ground floor which might be sectioned off as an annexe, if preferred. Gardens extend to 0.379 of an acre, laid mainly to lawn, with mature shrubs and trees, plus extensive patio areas - ideal for entertaining, al-fresco dining and glorious sunsets! To fully appreciate all that is on offer, make your appointment today. No Onward Chain.

## Situation

Olveston is one of the premier South Gloucestershire villages, quite self-contained with a range of shops including an independent baker, a grocery/newsagent/off-license/post-office, a village pub 'The White Hart' and Olveston CEVC Primary School. The nearest secondary school is Marlwood at Alveston, 2.3 miles to the north-east and the nearest independent school, in the neighbouring village, is Tockington Manor School (part of the Clifton College Education Group). 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 Severn Bridge and J1 of the M48 is 2.5 miles to the north-west of the village, from where you can cross over to South Wales or connect with the M4/M5 interchange at Almondsbury.

## Property Highlights, Accommodation & Services

- Exceptional Detached Family Home On An Envable Plot
- Walking Distance Of Olveston Village Amenities And Country Rambles From The Threshold
- Bags Of Space For a Growing Family - Taste, Flair And Style in Bucket Loads!
- Fantastic Open Plan Kitchen/Dining/Living Space Plus Sun Lounge/Conservatory
- Luxury Fitted Kitchen With Central Island, Granite Work Surfaces And Integrated Appliances, Separate Utility Room
- Separate Snug For Movie-Night, Plus Study/Home Office
- Ground Floor Principle Bedroom Suite Or Separate Annexe
- Five Double Bedrooms, Two With En-Suites And Family Bathroom
- Plot Measuring 0.379 Acres With Extensive Patio Areas, Countryside Views To Front And Rear
- Mains Drainage, Gas Central Heating And Double Glazing

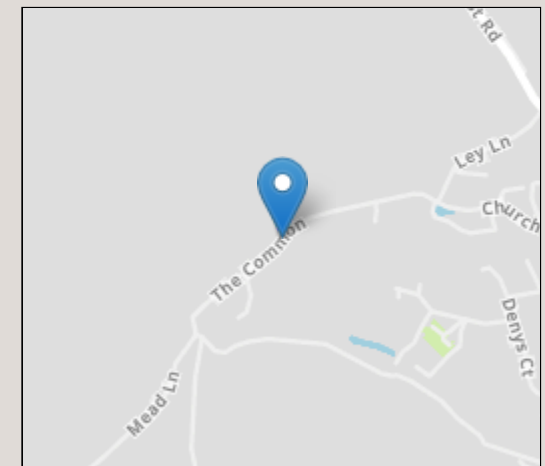
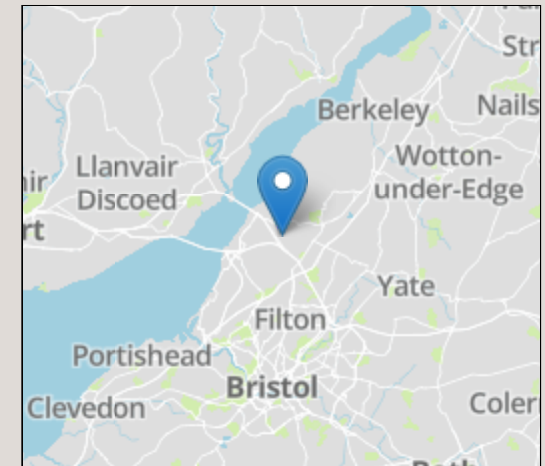
## Directions

Drop down by the church into Church Hill and follow the lane onto The Common. Towards the end you will see Pear Tree House on your right hand side.

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

**Tenure** - Freehold

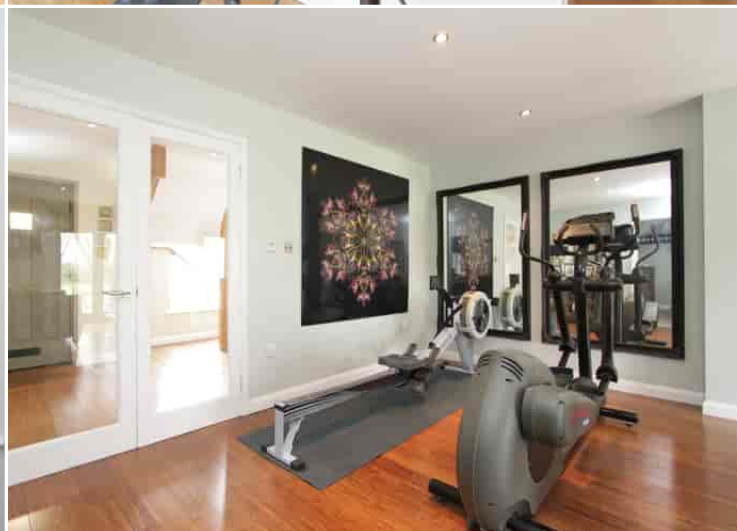
**Contact & Viewing** - Email: [thornbury@milburys.co.uk](mailto:thornbury@milburys.co.uk) Tel: 01454 417336



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	77
(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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