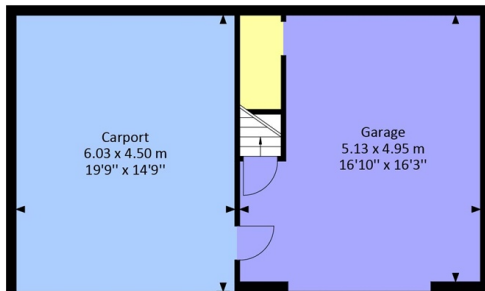




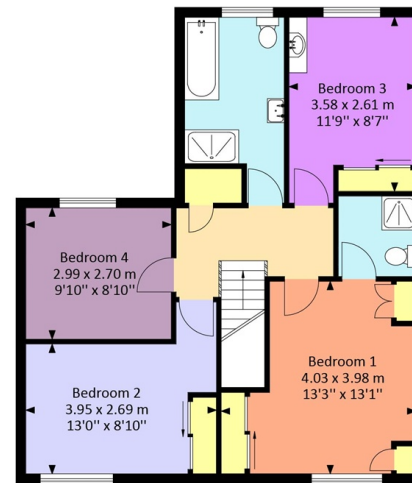
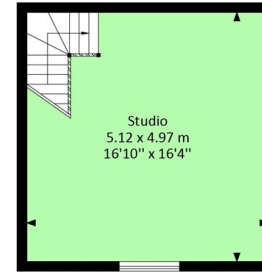
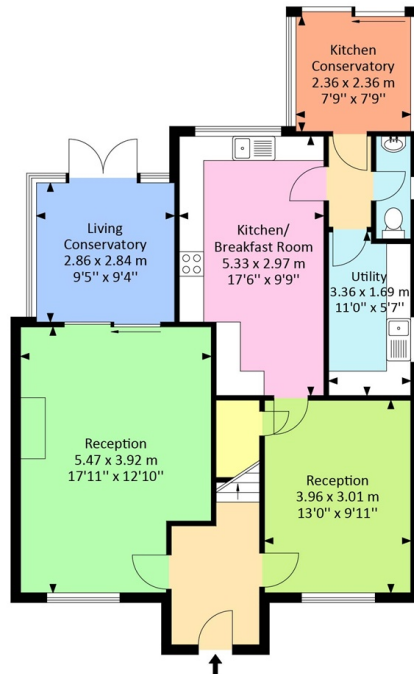
Rose Lodge New Road, Olveston, South Gloucestershire, BS35 4DX

£568,000

Rose Lodge, New Road, Olveston, Bristol, BS354DX  
 Total Area 143.0 Sq.M / 1539.60 Sq.Ft  
 Carport 27.10 Sq.M / 291.70 Sq.Ft  
 Garage 25.40 Sq.M / 273.40 Sq.Ft  
 Studio 25.40 Sq.M / 273.40 Sq.Ft  
 For identification only. Not to scale.  
 Produced by Energy Plus



Ground Floor



First Floor



# Rose Lodge New Road, Olveston, South Gloucestershire BS35 4DX

Come and view! What a great location - just a short level walk from the heart of the village and rural rambles right from the doorstep! Put your stamp on a unique and flexible modern village home with an additional stone barn/garage behind. Take a look at the 3D walk-through tour. Rose Lodge sits at the front of a south-westerly facing garden, close to the heart of this ever-popular South Gloucester village - a beautifully tended plot and a real suntrap, perfect for afternoon sun (weather permitting!). The barn/garage has a useful 'studio' space above – a perfect home office? The carport to the side provides additional covered parking, doubling up as a great all-weather outdoor play-space as well. Stepping inside we discover two separate reception rooms - the lounge to the left with an open fireplace, plus a conservatory behind connecting to the garden. The dining room is to the right of the hallway, leading through to the kitchen/breakfast room behind. This has plenty of space for a table and chairs and overlooks the rear garden. In addition, there is a useful utility room, a cloakroom/WC and a further conservatory/sun-room behind. Upstairs there are four generous bedrooms, three with built-in wardrobes, plus an en-suite shower room off the principal bedroom. The spacious modern family bathroom includes both a bath and a separate shower cubicle as well. 'Eco' benefits include photovoltaic panels, cavity wall insulation and well-insulated loft. Heating is oil fired and there is Upvc double-glazing. A great family space, inside and out, within easy reach of village amenities and the M4/M5/M48 motorways – NO ONWARD CHAIN!

## Situation

Olveston is one of the premier South Gloucestershire villages, quite self-contained with a range of shops including bakery, village store and post office, a village pub - The White Hart and an excellent primary school. The nearest secondary school is Marlwood at Alveston, 2.3 miles to the north-east. 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

- Individual Detached Home, Close To The Centre Of This Popular South Gloucestershire Village, Convenient M4/M5/M48
- Check out the online 3D walk-through tour!
- Includes Separate Garage/Barn With Games Room/Studio/Home-Office Above, Plus Covered Parking/Outdoor Play Space To Side
- 'Eco' Benefits Include Photovoltaic Panels, Cavity Wall Insulation, Well-Insulated Loft, Upvc Double Glazing (EPC Rating D)
- Ground Floor - Lounge (With Fireplace), Dining Room, Conservatory, Kitchen/Breakfast Room, Utility Room, Cloakroom
- First Floor - Four Double Bedrooms (Bedroom One With Fitted Wardrobes And En-Suite Shower Room), Family Bathroom Including Separate Shower Cubicle
- Sunny (Weather Permitting!) South-Westerly Rear Aspect, With Low-Maintenance Gardens Including Artificial Lawn, Mature Plants And Shrubs
- Driveway To Side, Plus Gated Block-Paved Parking Behind
- Local Amenities Include Village Store And Post Office, Bakery, Village Pub, Church And Primary School • No Onward Chain - Fantastic Opportunity!

## Directions

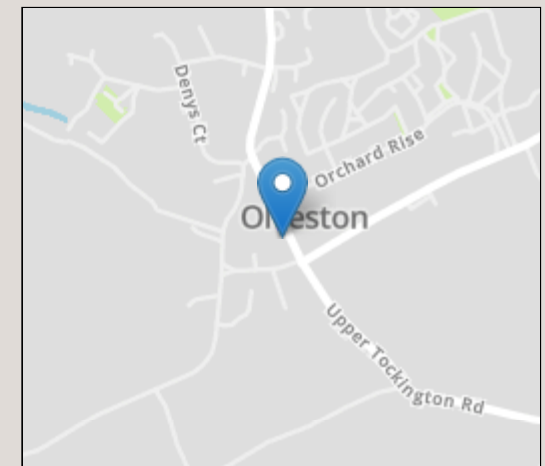
Travelling into the village from the direction of Tockington in a northerly direction, 'Rose Lodge' can be found on the left-hand side as you enter the village next to the bus stop, just after passing The Green on your left and Haw Lane (opposite) on the right.

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

**Tenure** - Freehold

**Additional Information** -

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



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