





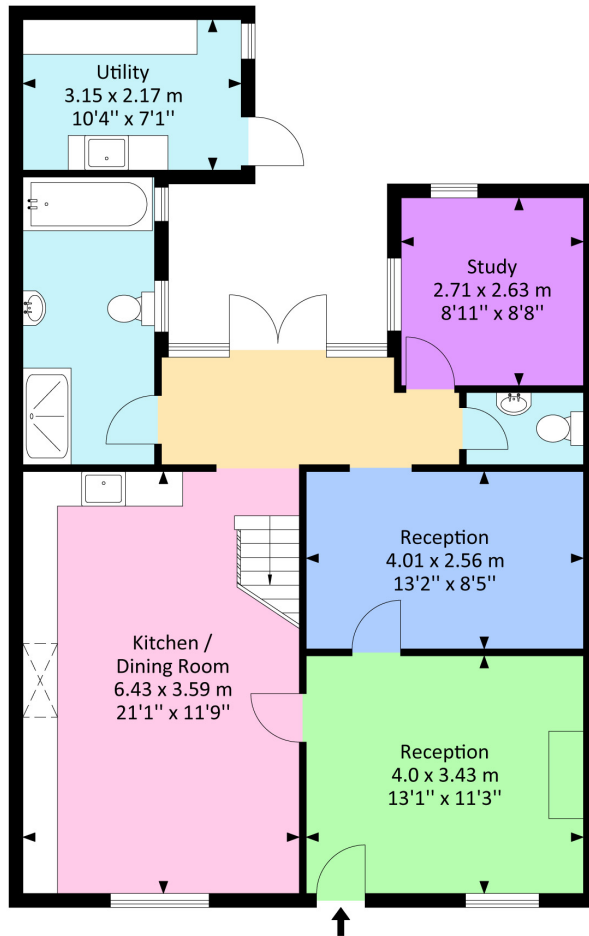
Holywell, Down Road, Alveston, South Gloucestershire, BS353JQ

Internal Area (Approx)

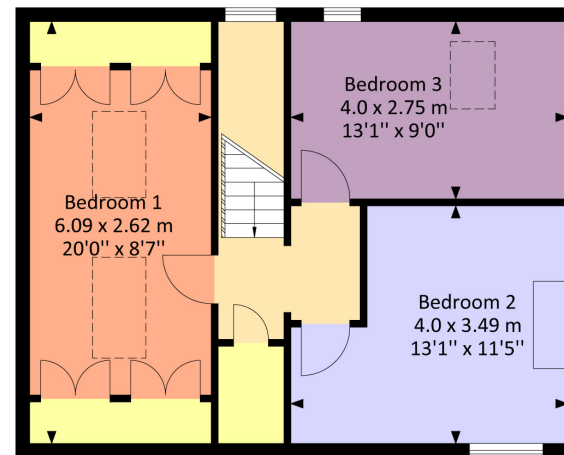
126.90 Sq.M / 1365.60 Sq.Ft

For identification only. Not to scale.

Produced by Energy Plus



Ground Floor



First Floor

# Holywell, Down Road, Alveston, South Gloucestershire BS35 3JQ

'Holywell' located in the enviable village location of Alveston, a characterful charming cottage close to all the local amenities. Loved and nurtured by its current owners to maximise the property's full potential. From the cottage aesthetic to the country garden, this hidden gem is truly one of a kind! Entering through the porch, starting with the lounge, beautiful and relaxing with the joy of a wood-burning stove, a must have for the wet winter months. Heading on to the separate dining room which is perfect for entertaining your dinner guests. The kitchen/diner is 'classic' in design with the original flag stone floor, Belfast sink and generous wall/base units, further benefits come in the form of the separate utility. The family bathroom has been newly fitted and includes a separate walk-in shower. The study and cloakroom complete the ground floor perfectly. Moving to the first floor, three fantastic double bedrooms, the principal bedroom benefiting from fitted wardrobes. Externally, the most incredible walled garden, exceedingly large in size allowing for the summer house which makes for the ideal home-office or studio and raised decking area housing the hot-tub. The patio offers the perfect stop for alfresco dining during the spring/summer months. Parking is to the front for two vehicles. A must see, book today!

## Situation

Alveston is a village north of Bristol, some 4.3 miles from the M4/M5 interchange at Almondsbury, 7.2 miles from Bristol Parkway Station and 10.5 miles from the City Centre. The Severn Bridge and the M48 (M4/South Wales) are 4.6 miles to the west - ideal for commuters. It boasts a secondary school, [www.marlwood.com](http://www.marlwood.com) and St. Helen's Primary School, plus a useful parade of shops - including an award-winning butcher, a post office, a public house and a hotel. The market town and local centre of Thornbury is 1.3 miles to the north.

## Property Highlights, Accommodation & Services

- Three Bedroom Picturesque Cottage Situated In The Village Of Alveston
- Three Double Bedrooms - Principal Bedroom With Fitted Wardrobes
- Exceedingly Large Landscaped Garden With Summer House And Hottub
- Characterful Lounge With Wood-Burner
- Separate Dining Room
- Incredible Kitchen/Diner With Original Flagstone Floor
- Modern Yet In-keeping Family Bathroom
- Utility and Cloakroom
- Study With A Dual Aspect
- Off Street Parking

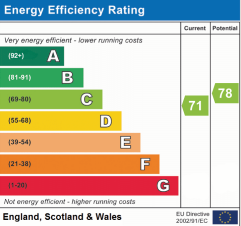
## Directions

Travelling north into Alveston along the A38, turn left at the traffic lights just before the 'Hyundai' garage towards Thornbury. Take the very next left into Down Road, opposite 'The Ship' hotel, continue for a short distance and 10 Down Road will be found on the right hand side.

## Local Authority & Council Tax - South Gloucestershire Council - Tax Band D

## Tenure - Freehold

## Contact & Viewing - Email: [mil\\_thornburysales@milburys.co.uk](mailto:mil_thornburysales@milburys.co.uk) Tel: 01454 417336



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