

The logo for Milburys, featuring the name in a white serif font on a dark blue background. A small white house icon is positioned below the name, flanked by horizontal lines.

Milburys

SALES LETTING MANAGEMENT



Wentwood, Over Lane, Almondsbury, South Gloucestershire, BS32 4BP

£1,375,000

Wentwood, 2 Over Lane, Almondsbury,
 South Gloucestershire, BS324BP
 Internal Area (Approx)
 274.80 Sq.M / 2957.60 Sq.Ft
 For identification only. Not to scale.
 Produced by Energy Plus



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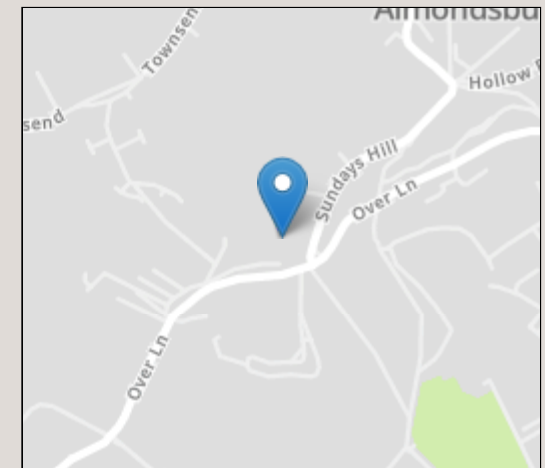
This impressive family home has been meticulously updated in the last few years to an exceptionally high standard. Coupled with its elevated position and panoramic outlook taking in both Severn Bridges - you will not be disappointed! Offering all the accommodation required by a growing family, the flexible accommodation has the potential for dual living, with a dependent relative perhaps. The grounds extend to 1.4 acres, situated at the end of a private driveway and bounded by mature trees and hedgerows. 'Wentwood' sits prominently in its plot, with extensive gravelled parking and a double garage. Impressive steps lead up to the front door and, once inside, you are instantly drawn to the large picture window at the end of the hallway with spectacular panoramic views. Reception space is to your right and includes both a lounge and dining room separated by a double-sided wood-burning stove plus sliding doors to the garden and patio area. To the front is a luxury fitted kitchen/breakfast room with integrated appliances, granite surfaces and a central island, plus a generous utility room to the side with a door to the garden. Additional ground floor accommodation is currently split between bedroom space and extra receptions - depending on your family needs, plus a study at the rear - the desk facing away from the window so you are not distracted by the view! A family bathroom completes the ground floor. Moving up to the first floor you will find a further two double bedrooms both sharing a shower room, plus the vaulted principal bedroom with French doors and 'Juliette' balcony, walk-in wardrobe and en-suite shower room. Gardens to the side include a chicken coup, lawned areas and a gateway which takes you down through your own protected woodland area. A patio area outside the lounge and dining room allows for 'alfresco' dining and for taking in some glorious sunsets! Sweeping lawns and stepped pathways leads down to the rear boundary where you will find fruit trees, matures shrubs and, according to local historians, a bomb crater! We look forward to accompanying you around this exceptional home.

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

- Impressive Family Home Set In Circa 1.4 Acres With Far Reaching Views Across The Severn Estuary
- Walking Distance To Lower Almondsbury Village With Its Range Of Amenities
- Modernised And Presented To An Exceptionally High Standard
- Versatile Accommodation To Suit A Family's Individual Needs
- Mature And Beautifully Kept Gardens With Generous Areas Of Lawn, Mature Plants And Trees, Chicken Run
- Double Garage And Extensive Parking
- Lounge With Double Sided Wood-Burning Stove Serving Both The Lounge And Dining Room, Family Room And Study
- Luxury Fitted Kitchen With Central Island And Integrated Appliances, Separate Utility Room
- Five Double bedrooms, Principle Bedroom With En-Suite And Walk-In Wardrobe
- Family Bathroom On The Ground Floor Plus A Separate Shower Room On The First Floor



| Energy Efficiency Rating | | Current | Potential |
|---|---|--------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 72 | 79 |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive | |

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