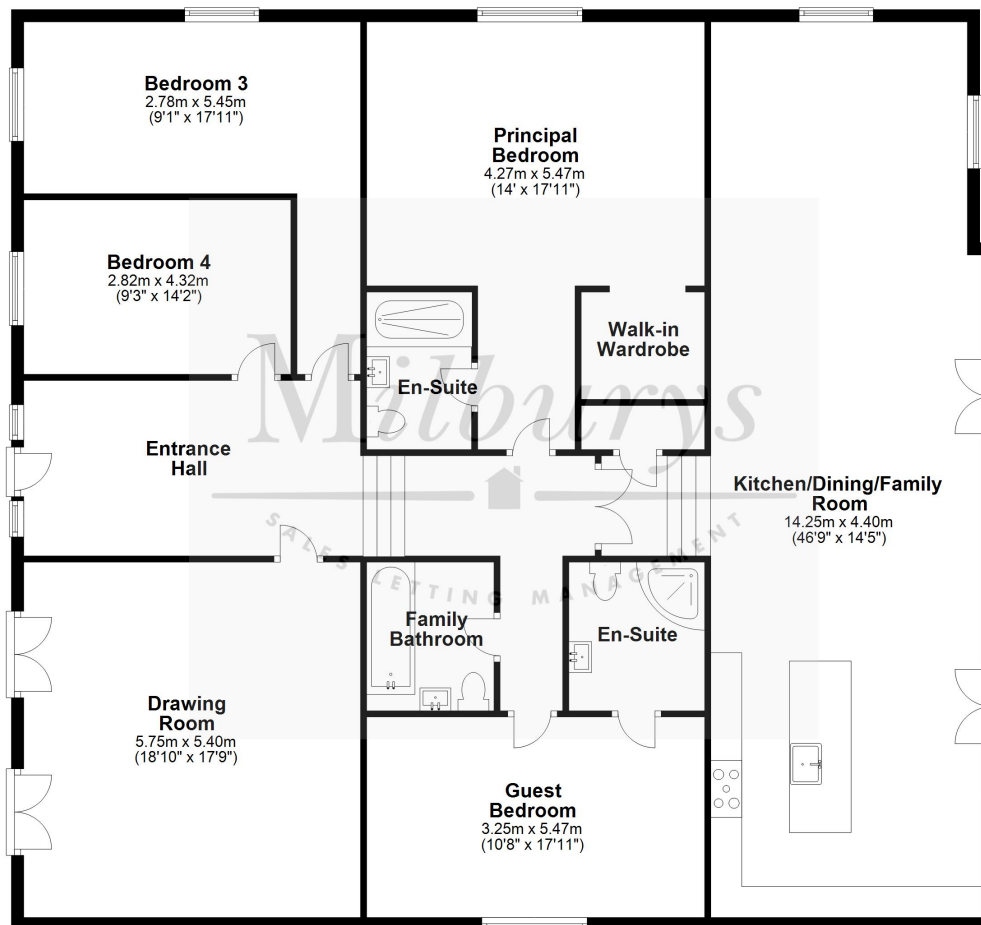




### Ground Floor

Approx. 245.5 sq. metres (2642.8 sq. feet)



Total area: approx. 245.5 sq. metres (2642.8 sq. feet)

For illustrative Purposes Only. Not to Scale.  
Plan produced using PlanUp.



# 1 Fernhill Court, Fernhill, Almondsbury, South Gloucestershire BS32 4LX

Just take a look at the floorplan and photos to see how much is on offer with this stunning detached split-level home! It forms part of an exclusive gated community of individual homes outside the main body of the village, convenient for the M4/M5 interchange and Bristol Parkway Station. The 'show-stopper' is the kitchen/dining/family room running across the entire width of the property, with twin sets of French doors to the gardens behind - a fantastic space for entertaining family and friends. Once inside, a central property runs front to rear. The vaulted living room is on the right with twin sets of French doors to the front garden. To the immediate left are two bedrooms that share the family bathroom. Further on, the principal and guest bedrooms are on opposite sides, each with an en-suite shower room and one with a walk-in dressing area. Practical benefits include gas central heating and double-glazing. The development is accessed through electric gates as is your own private garden and parking area. Stunning!

## 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 (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

- Unique Detached Split-Level Home
- Exclusive Gated Community
- Convenient M4/M5 Interchange, Bristol Parkway Station
- Stunning Open-Plan Kitchen/Dining/Family Room
- Four Generous Bedrooms, Vaulted Ceilings
- Twin En-Suite Shower Rooms, Family Bathroom
- Vaulted Living Room With French Doors To Garden
- Electric-Gated Off-Street Parking
- Gardens Front And Rear
- Gas Central Heating, Double-Glazing

## Directions

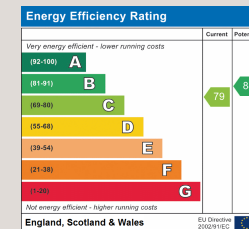
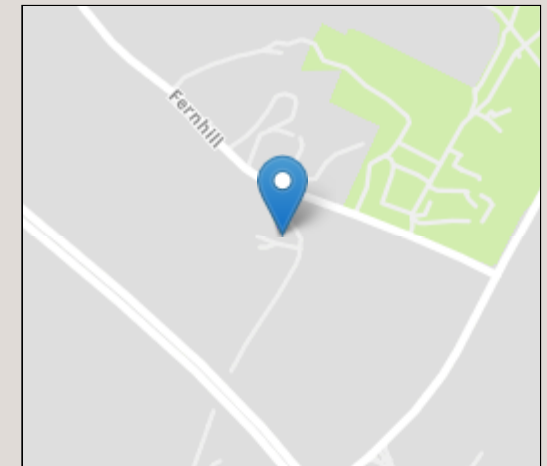
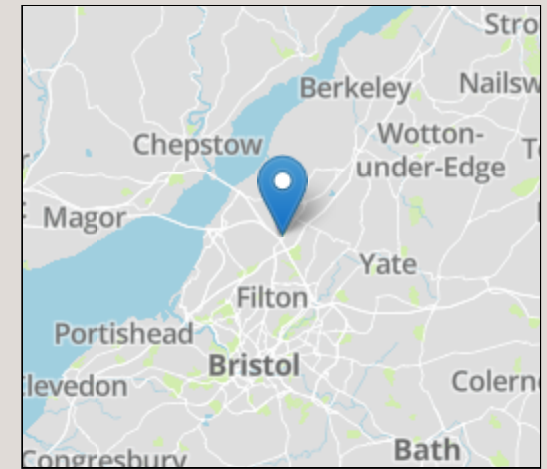
From J16 of the M5 take the A38 north. Cross over the M4, through the traffic lights then next left into Fernhill. Proceed down the hill and take your first left. You will see Fernhill Court below you. Once through the gates, No.1 will be on your right hand side.

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

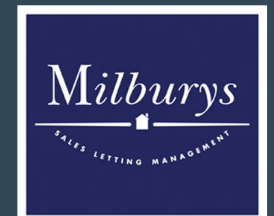
**Tenure** - Freehold

**Additional Information** - Management charges apply.

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



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