

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.

Milburys

SALES LETTING MANAGEMENT



'Sunnyside', The Scop, Lower Almondsbury, South Gloucestershire BS32 4DU

Guide £825,000

19 The Scop, Lower Almondsbury, Bristol, BS324DU

Internal Area (Approx)

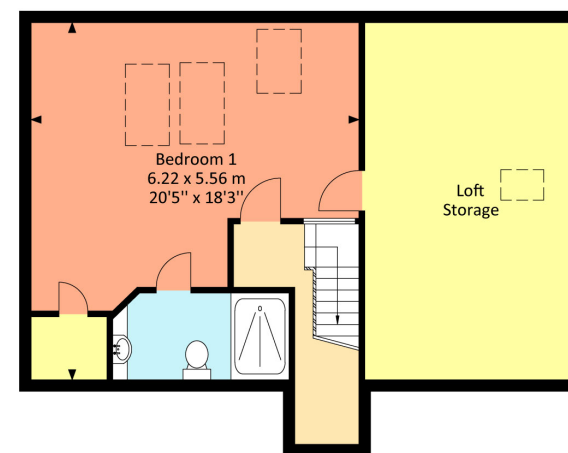
247.80 Sq.M / 2667.0 Sq.Ft

For identification only. Not to scale.

Produced by Energy Plus



Lower Ground Floor



Second Floor

'Sunnyside', The Scop, Lower Almondsbury, South Gloucestershire BS32 4DU

This stunning and very individual split-level village home is situated towards the lower end of 'The Scop', with panoramic views from the rear across the countryside of South Gloucestershire, taking in both Severn bridges and the Welsh hills beyond. Village amenities are just a short walk further down the lane, including a very popular primary school, a village inn and the community shop. Fantastic family space, including the lounge with French doors to the garden and a wood-burning stove, then leading through to the dining/garden room combination making the most of the outlook and providing great space for entertaining. The stylish fitted kitchen overlooks the front of the property, a useful breakfast bar making the perfect spot for a morning 'cuppa'. All complimented by a boot/utility room to the side and a WC/cloakroom. From the hallway, steps lead up to a half-landing with double bedrooms at opposite ends, the family bathroom and bedroom 4/study in the middle. The stairs continue on up to the principle bedroom, complete with an en-suite shower room, a walk-in wardrobe - and let's not forget those amazing views! The gardens are a delight, more secluded areas to the front and side before opening out behind, with lawn and patio areas edged by an array of flowering plants, specimen trees and shrubs. There is plenty of parking to the front and an integral tandem garage with work-space at the rear. This unique detached character home is a real 'one-off' - don't miss out! (External Images, Summer 2023)

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

- Breathtaking Views Across The Severn Estuary
- Well Cared For And Maintained By Current Owners
- Beautifully Kept Landscaped Gardens
- Three Double Bedrooms, Study/Bedroom Four
- Stunning And Very Individual, Split-Level Village Home
- Family Bathroom With Separate Shower Cubicle, Additional En-Suite Shower Room
- Lounge With Doors To Patio, Making The Most Of The Superb View, Sun Room
- Smart Fitted Kitchen With Integral Appliances
- Double Glazing And Oil Central Heating
- Tandem Garage And Driveway, Workshop Area At the Far End With Access To The Garden

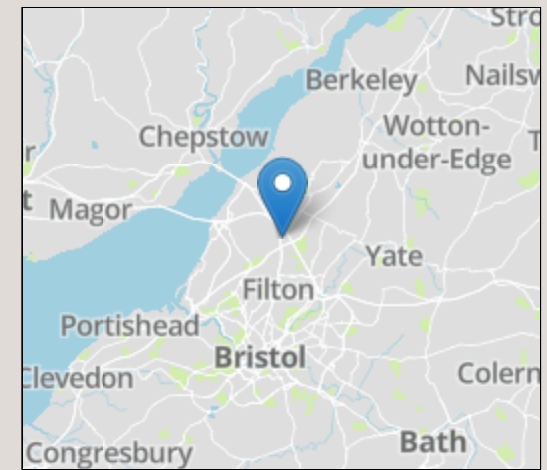
Directions

Travelling north on the A38 from J16 of the M5, take the fourth left into The Scop, just before the pelican crossing. Drive down the hill, past Forest Hills on your right then look out for Sunnyside a short way further along on the right hand side.

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

Tenure - Freehold

Contact & Viewing - Email: 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		
(39-54)	E	51	69
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	2002/91/EC

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