

The logo for Milburys, featuring the name in a white serif font on a dark blue background. Below the name is a small white house icon, and further down, the words 'SALES LETTING MANAGEMENT' are written in a smaller, white, sans-serif font, following the curve of a thin white line.

Milburys

SALES LETTING MANAGEMENT



Walden Cottage, 25 Gloucester Road, Almondsbury, South Gloucestershire, BS32 4HH £695,000

25 Gloucester Road, Almondsbury, South Gloucestershire, BS324HH
 Internal Area (Approx)
 189.9 Sq.M / 2043.6 Sq.Ft
 For identification only. Not to scale.
 Produced by Energy Plus



Walden Cottage, 25 Gloucester Road, Almondsbury, South Gloucestershire BS32 4HH

Hidden away at the end of a private driveway, Walden Cottage is now ready for new ownership making the most of the family accommodation on offer and exceptional plot of circa 0.214 acres which includes views across the Severn Estuary. Once inside, a central entrance hall leads directly into the kitchen with breakfast area, accompanied by a separate utility room and cloakroom. To the right is a very generous lounge with open fire and French doors opening on to the garden and to the left a separate dining room. Ascending to the first floor reveals five bedrooms, with the principal bedroom offering arguably the best vistas in the residence, complete with built-in storage and a family bathroom equipped with both a bathtub and a standalone shower. The true gem is the outdoor space, particularly the gardens, which are a captivating array of sections brimming with vibrant colours and interest. A tandem garage and off-street parking complete the offerings. All these features, coupled with a prime location just a short distance from the M4/M5 interchange, make it an ideal residence for commuters. Moreover, a brief stroll takes you to the center of the highly desirable village of Lower Almondsbury, which boasts an excellent local primary school, community shop, and pub. Truly delightful!

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

- Fantastic five bed family home, hidden away at the end of a private driveway
- Exceptional plot of circa 0.214 acres
- Far reaching views across the Severn Estuary
- Kitchen/breakfast room with separate utility, cloakroom, lounge/diner and second reception area
- Five bedrooms with the principle offering incredible views and built in storage
- Family bathroom equipped with both bath and free-standing shower
- Tandem garage and extensive driveway
- Outdoor space with lovely pond and seating area, laid mainly to lawn with mature shrubs and views over the orchard behind
- Outdoor space with lovely pond and seating area, laid mainly to lawn with mature shrubs and views over the orchard below
- Perfect commuted location and a short stroll into Lower Almondsbury village

Directions

Travelling north on the A38 from Aztec West, as you travel through Almondsbury you will see a pedestrian crossing and on your right Florence Park. The entrance to Walden Cottage is immediately opposite on the left, set down a driveway and behind mature trees.

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



