

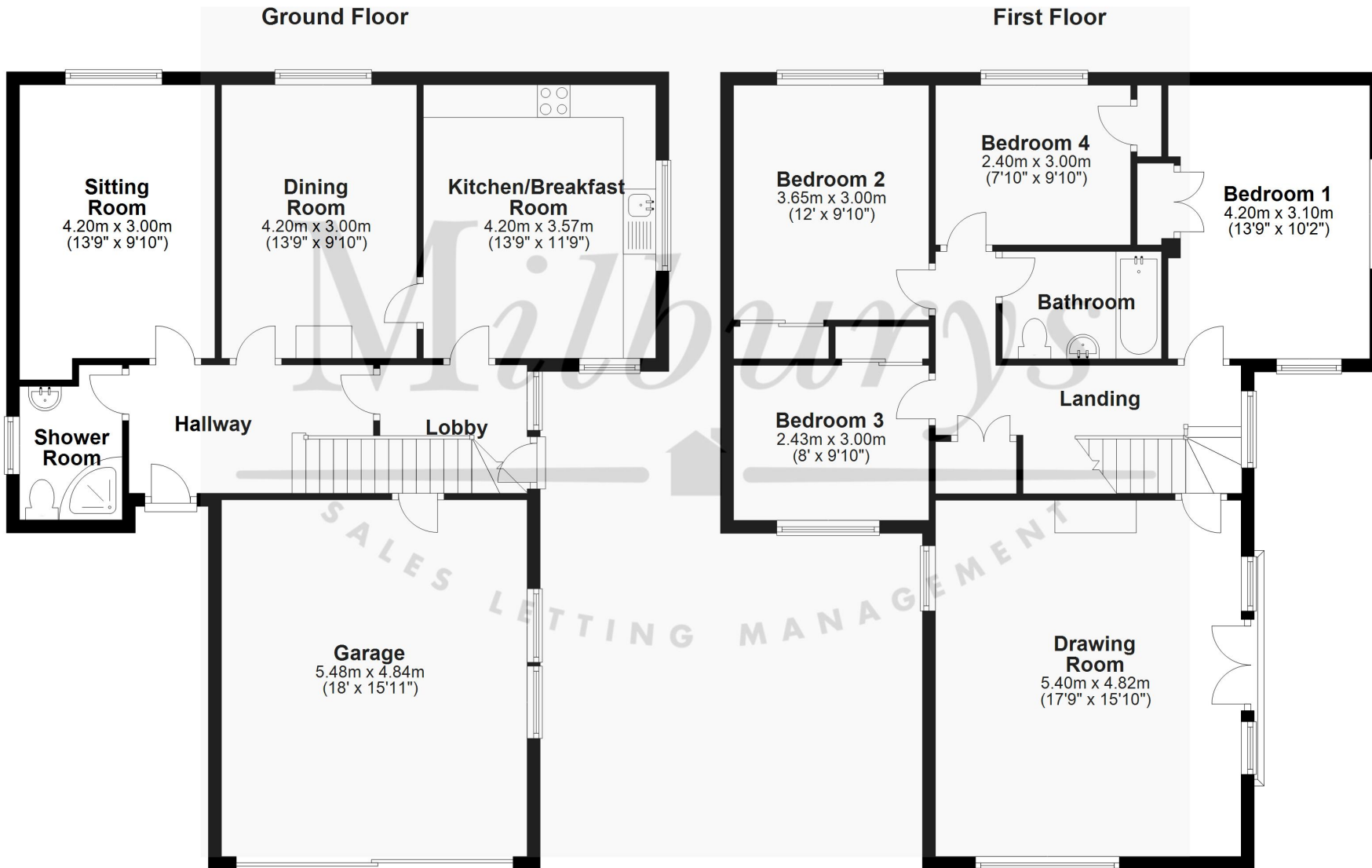
Milburys

SALES LETTING MANAGEMENT



2 The Ledges Vicarage Lane, Olveston, South Gloucestershire BS35 4BT

£725,000



Total area: approx. 169.9 sq. metres (1828.7 sq. feet)

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

## 2 The Ledges Vicarage Lane, Olveston, South Gloucestershire BS35 4BT

What a fantastic location! This lovely home is secreted away only a short level walk along Vicarage Lane from the heart of this ever popular village, on a development of just two detached properties. It is tucked behind its neighbour in a beautiful mature plot, screened by hedges and stone walls, with an abundance of shrubs and flowering plants, plus space to sit outside in privacy. There is an integral double garage and plenty of parking as well. Moving inside, we discover three separate reception rooms - the sitting room and dining room on the ground floor, plus the vaulted triple-aspect drawing room on the first floor - complemented by a Juliette balcony with glazed doors and windows bringing the outside in! The fitted kitchen/breakfast room has plenty of space for a table and chairs plus a door to the rear lobby with internal access to the garage. There are four first floor bedrooms, three with built-in wardrobes, plus separate bath and shower rooms. Great family space in a delightful South Gloucestershire village setting!

### Situation

Olveston is one of the premier South Gloucestershire villages, quite self-contained with a range of shops including baker, grocery/newsagent/off-license with post office, a village pub, The White Hart, an excellent primary school and active church. The nearest secondary school is Marlwood at Alveston, 2.3 miles to the north-east. The local centre and market town of Thornbury is 3.5 miles to the north-east and The Mall at Cribbs Causeway, off J17 of the M5, is 6 miles to the south. The Severn Bridge and J1 of the M48 is 2.5 miles to the north-west of the village, from where you can cross over to South Wales or connect with the M4/M5 interchange at Almondsbury.

### Property Highlights, Accommodation & Services

- Detached Village Home • Delightful Mature Gardens • Convenient For Village School, Bakery, Store And Pub
- Rural Rambles From The Front Door • Integral Garage And Off-Street Parking
- Vaulted First Floor Drawing Room With Juliette Balcony And Fireplace • Kitchen/Breakfast Room With Room To Sit And Eat
- Formal Dining Room, Sitting Room • Four Bedrooms, Separate Bath And Shower Rooms
- Upvc Double Glazing, Oil Central Heating

### Directions

At the heart of the village, by the parish church and The White Hart, turn eastwards into Vicarage Lane. The entrance to No.2 The Ledges is a short way up on the right hand side. Turn in, go along the shared driveway, passing No.1 before entering the entrance to No.2.

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

### Tenure - Freehold

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Director General	63

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