

Total area: approx. 150.7 sq. metres (1622.1 sq. feet)

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



# 14 Cope Park, Almondsbury, South Gloucestershire BS32 4EZ

Milburys are thrilled to be offering this spacious, thoughtfully and comprehensively modernised family home to the market! An opportunity has arisen to acquire this incredible extended four-bedroom family home, situated on a generous corner plot in sought-after Almondsbury. The property provides fantastic access to the A38, M4/M5 motorway links and The Mall at Cribbs Causeway, yet just a stone's throw from open countryside. Finished to an extremely high standard and providing substantial and well-balanced family living space. Starting off with a sizable porch/boot room which leads you through to the entrance hall. From there, the main lounge is to your left, a bright and airy room overlooking the frontage. Continuing along to the hub of the home, you will find the kitchen/breakfast room and adjoining garden room. The kitchen itself is contemporary in design, offering space for all appliances, with room to host family and friends, plus French doors allowing access the garden. The snug/family room is off to the right which is perfect to relax and unwind in, it also benefits from a wood-burning stove for the cooler months of the year. The utility is generous in size and allows additional access to the enclosed rear garden. The cloakroom completes the ground floor. To the first floor, four fabulous bedrooms, three doubles and one generous single. The principle bedroom, incredible in both design and size, offers modern fitted wardrobes and ensuite walk-in shower with double vanity/sinks. Bedroom two benefits from built-in wardrobes and bedroom four can be utilised as a study or generous single. The smart family bathroom completes the floor. Externally, the rear garden really gives the wow factor, laid mainly to lawn with various patio/pergola/entertaining areas along with space to grow your own fruit and vegetables. To the front, the all-important off street parking. Don't delay, book your viewing today!

## 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' 2023). 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](http://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

- Four Bedroom Extended Detached Family Home Located In Almondsbury
- Situated On A Corner Plot Boasting Generous Rear Garden And Countryside Walks From Your Doorstep
- Lounge, Garden Room, Family Room/Snug With Wood Burning Stove • Smart Contemporary Kitchen/Breakfast Room
- Spacious Principal Bedroom With Fitted Wardrobes And En-Suite Shower Room • Four Great Size Bedrooms
- Modern Family Bathroom With Shower Over Bath • Off Street Parking For Three Vehicles • Utility and Cloakroom
- Photovoltaic Panels

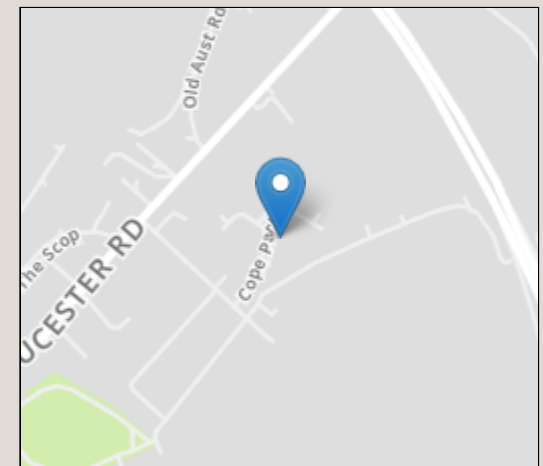
## Directions

Travelling north on the A38 from M5 J16, as you approach the pedestrian traffic lights turn right into Florence Park. Next left into Cope Park and No.14 can be found on your right hand side

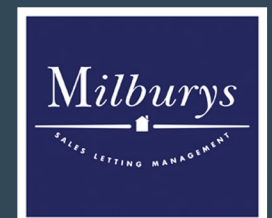
**Local Authority & Council Tax** - South Gloucestershire - Tax Band E

**Tenure** - Freehold

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



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