

Milburys

SALES LETTING MANAGEMENT



21 The Scop, Lower Almondsbury, South Gloucestershire BS32 4DU

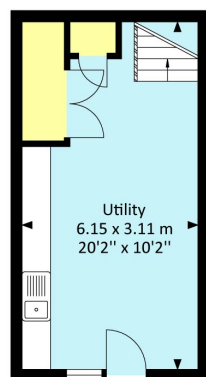
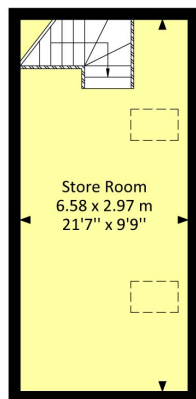
£1,250,000

21 The Scop, Almondsbury,
South Gloucestershire, BS324DU
Internal Area (Approx)

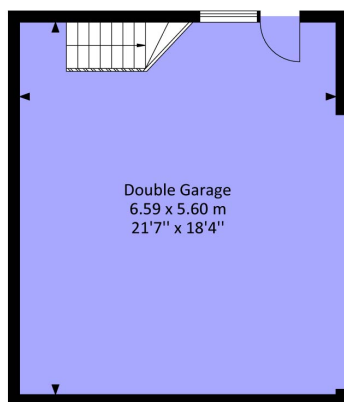
282.80 Sq.M / 3043.70 Sq.Ft

For identification only. Not to scale.

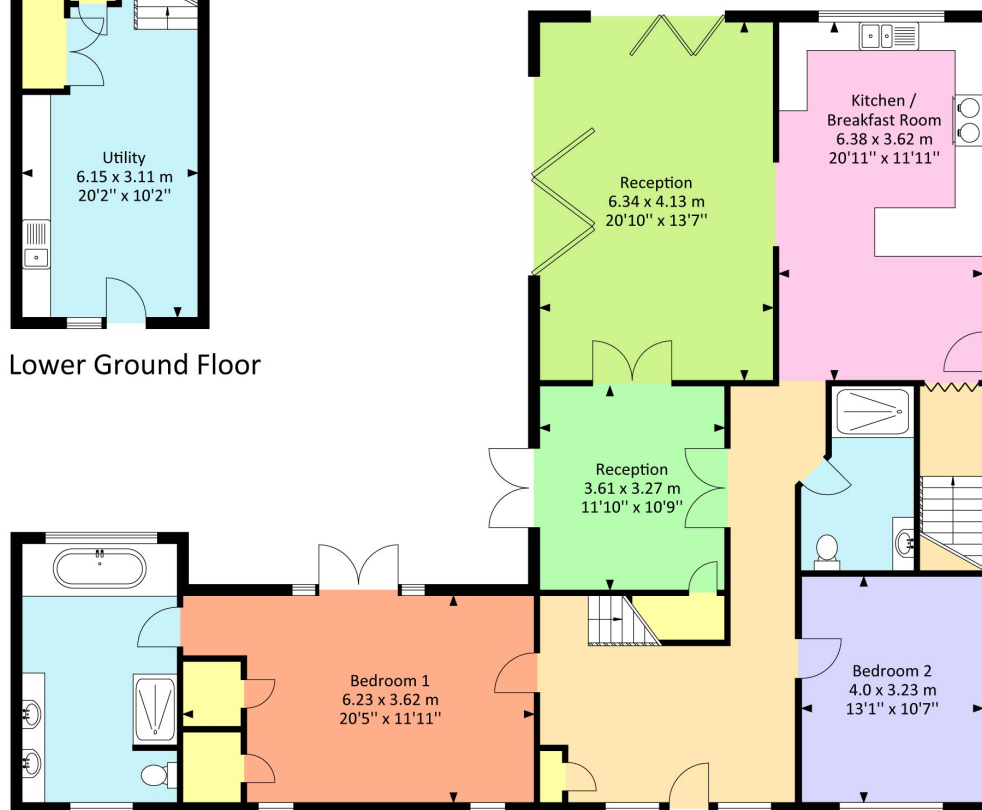
Produced by Energy Plus



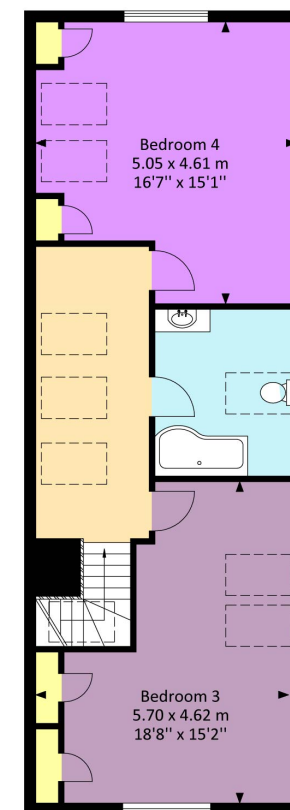
Lower Ground Floor



Garage



Ground Floor



First Floor

21 The Scop, Lower Almondsbury, South Gloucestershire BS32 4DU

This captivating property seamlessly blends modern and contemporary living while preserving its own unique character. Nestled at the lower end of 'The Scop' close to the heart of Lower Almondsbury village, this stunning home offers breathtaking panoramic views from the rear, encompassing both the iconic Severn bridges and the rolling beauty of the Welsh hills beyond. The property has been lovingly maintained by the current owners for over 10 years. During their tenure, they've cherished moments of hosting gatherings, tending to the garden and even crafting their own honey! As you approach, a recently laid drive welcomes you, proving ample parking space. The double garage not only accommodates vehicles, but also boasts a studio space above, offering versatility for creative pursuits or additional living space perhaps. Stepping through the front door you'll be greeted by a grand entrance hall, setting the tone for the home's sophistication. The fitted kitchen/breakfast room features an 'Aga' stove and elegant granite worktops - a perfect blend of functionality and style. The kitchen and lounge both offer breathtaking views, making even washing up a delightful experience with the scenic backdrop. The lounge opens up through folding doors to a decked area, where you can savour evening sunsets and host gatherings. A separate formal dining area awaits, perfect for special occasions and everyday meals. Cleverly transformed, the original downstairs garage now serves as a multi-functional utility space. Hidden cupboard doors in the kitchen provide access to this versatile area, offering fantastic storage. A dedicated study space, or possibly a playroom/additional bedroom can be found off the entrance hallway along with a cloakroom equipped with a shower, ideal for guests. The principal bedroom boasts total escape, with the added bonus of lots of storage. Its grand en-suite bathroom invites relaxation, complete with a large open picture window and inset bath overlooking the beautifully maintained garden. The upper level features two further double bedrooms and modern family bathroom offering lots of natural light. We highly recommend booking a viewing to fully appreciate all that this property has to offer!

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

- Unique Village Home
- Panoramic Views Encompassing Both Severn Bridges
- Generous Gardens Circa 0.28 Acres
- Walking Distance To Village Amenities And Country Rambles From the Threshold
- Stunning Contemporary Presentation
- Double Garage With 'Studio' Space Above
- Lounge And Dining Rooms Opening Onto Deck For Al-Fresco Entertaining
- Fantastic Open-Plan Kitchen/Breakfast Room, With 'Aga'
- Four Bedrooms, Two On The Ground Floor Including A Stunning Principal Bedroom Suite
- Oil Central Heating, Double Glazing And Mains Drainage

Directions

Travelling north from M5 J16 along the A38, look out for 'The Scop' on your left hand side, just before the pelican crossing. Turn in, follow 'The Scop' down the hill, passing Forest Hill on your right hand side before finding No.21 a little further on on the right.

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

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		72
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

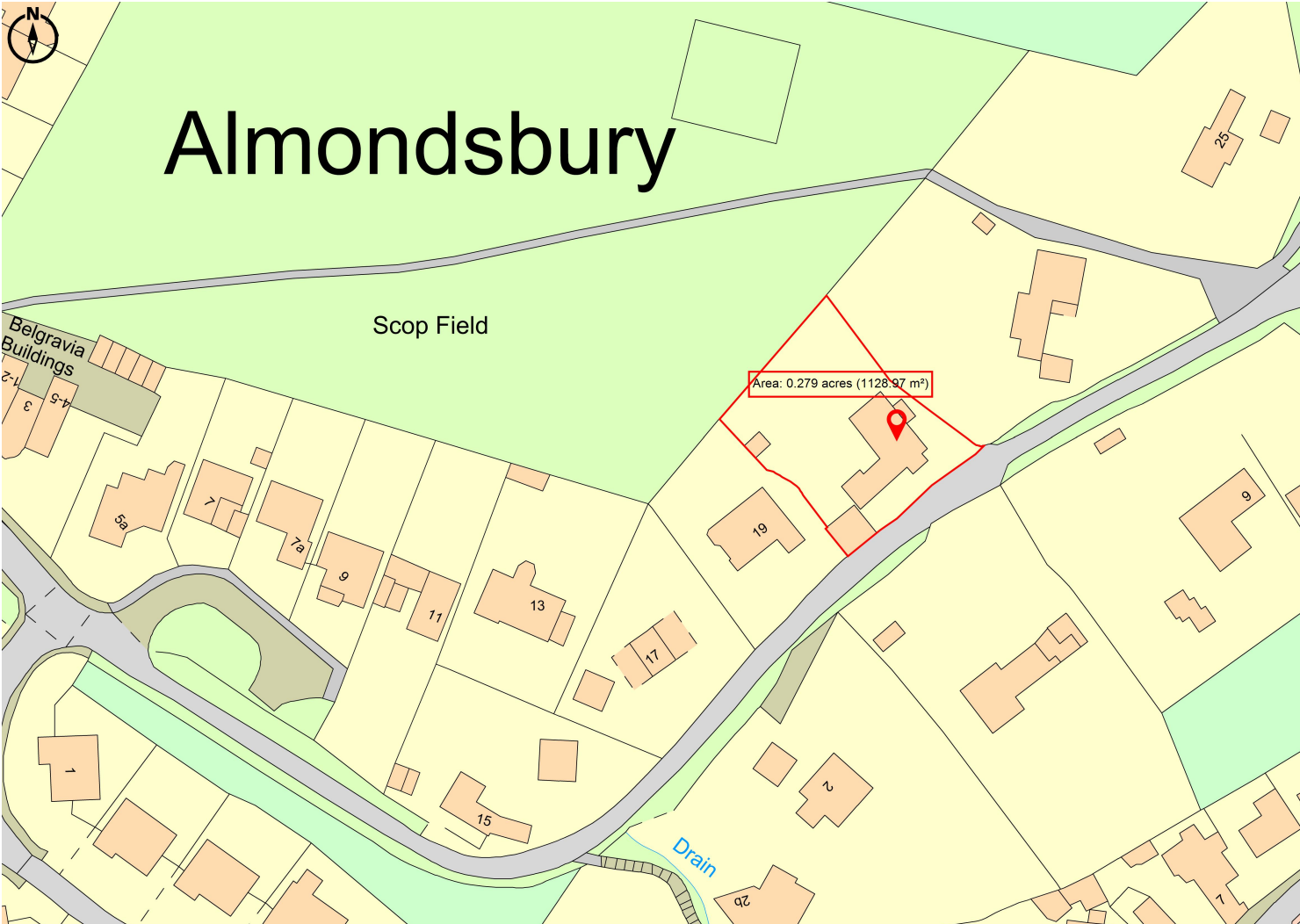
IMPORTANT NOTICE Milburys Estate Agents Ltd, their clients and any joint agents give notice that they have not tested any apparatus, equipment, fixtures, fittings, heating systems, drains or services and so cannot verify they are in working order or fit for their purpose. Interested parties are advised to obtain verification from their surveyor or relevant contractor. Statements pertaining to tenure are also given in good faith and should be verified by your legal representative. Digital images may, on occasion, include the use of a wide angle lens. Please ask if you have any queries about any of the images shown, prior to viewing. Where provided, floor plans are shown purely as an indication of layout. They are not scale drawings and should not be treated as such. Complete listings and full details of all our properties (both for sale and to let) are available at www.milburys.co.uk







Almondsbury





www.milburys.co.uk