

Milburys

SALES LETTING MANAGEMENT



32 Denys Court, Olveston, South Gloucestershire BS35 4DW

£895,000

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Internal Area (Approx)

276.60 Sq.M / 2977.30 Sq.Ft

For identification only. Not to scale.

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# 32 Denys Court, Olveston, South Gloucestershire BS35 4DW

Offering five beautifully appointed double bedrooms, set within the highly desirable village of Olveston is this exceptional detached home with charm in abundance. This impressive home welcomes you via an expansive entrance hall, creating an immediate sense of space and sophistication. The ground floor has been thoughtfully designed to combine elegant living with modern practicality. A stunning reception room features a characterful stone fireplace, providing a warm and inviting focal point, while a separate study offers an ideal environment for home working. A stylish shower room adds further convenience. At the heart of the home lies a superb open-plan kitchen and dining space, impeccably designed for both everyday family life and entertaining. This contemporary area is complemented by a separate utility room and flows seamlessly into a light-filled conservatory, perfectly positioned to enjoy views over the beautifully maintained garden. The first floor continues to impress, comprising five generously proportioned double bedrooms. The luxurious principal suite benefits from an en-suite shower room and a private balcony—an idyllic setting for a morning coffee or peaceful evening unwind. The remaining bedrooms are served by an elegant family bathroom, complete with both a freestanding bath and a walk-in shower. Externally, the property sits within delightful, mature grounds. The rear garden offers a wonderful sense of privacy and tranquility, featuring a spacious patio ideal for al fresco dining, leading onto the lawn enclosed by a charming historic stone wall. To the front, the home enjoys a picturesque approach, complete with an attached garage and ample private parking. A rare and distinguished home, combining timeless character with contemporary comfort, in one of the area's most sought-after village settings.

## Situation

Olveston is one of the premier South Gloucestershire villages, quite self-contained with a village store/post office, a village pub, 'The White Hart' and an excellent primary school. 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

- Incredible Five Double Bedroom Detached Family Home Located In The Heart Of Olveston
- Thoughtfully Designed For Family Living
- A Front Facing Dual Aspect Spacious Lounge
- An Open Plan Smart Fitted Kitchen And Diner
- Principal Bedroom With A Dual Aspect, Walk-In Wardrobe, Wet Room and Balcony
- Wonderful Family Bathroom With Free Standing Bath Tub And Large Walk-In Shower
- Study, Utility And Cloakroom
- Integral Garage And Driveway Parking
- Enclosed Walled Garden With Patio And Shed

## Directions

Travelling into the village from the direction of Olveston, look out for the village shop on your left hand side. Turn left just before then immediately right into Denys Court. Follow the road down to the bottom and No.32 can be found on your right hand side

## Local Authority & Council Tax -

**Tenure** - Freehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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