

Total area: approx. 224.1 sq. metres (2412.0 sq. feet)

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Plan produced using PlanUp.

'Willis House', Gloucester Road, Rudgeway, South Gloucestershire BS35 3SF

'Willis House', a unique detached village home, in an elevated position on a private road to the west side of the Gloucester Road. It sits within lovely mature gardens, with woodland views from secluded seating areas and terraces, sloping up past beautifully planted borders and rockeries, to a more practical area at the rear with greenhouse and shed/workshop. The accommodation includes the drawing room with wood-burning stove connecting through twin pairs of glazed doors to the vaulted dining/garden room and luxury fitted kitchen (complete with island and integrated appliances) – fantastic spaces for entertaining family and friends. There is a useful study/home office, a utility room and a cloakroom too. Overall, there are four double bedrooms (including the annexe), plus a large family bathroom - complete with a roll-top bath and a separate shower enclosure. The principal bedroom has an en-suite shower room, a dressing room and French doors opening outwards onto a bridge to the gardens – a perfect step-through for an al-fresco morning cuppa in the sunshine - weather permitting! It benefits from excellent eco-credentials, with photovoltaic panels and battery storage. Practical benefits include gas central heating and Upvc double-glazing. For those with a dependent relative, or perhaps appreciative of a secondary source of income, there is a self-contained annexe to the side. This includes an open-plan living/dining kitchen space and a stunning en-suite bedroom above (that may also be incorporated into the main house if desired). Somewhere quite special, tucked away, yet easily accessible from the A38 and the M4/M5 interchange. Highly recommended!

Situation

Rudgeway is situated astride the A38 approximately 3.4 miles north of the M4/M5 interchange. Ideal for commuting north, south, east or west - Parkway Station (London Paddington/South Wales) is approximately 6 miles to the south. Nearby schools include St Helen's Primary School and Marlwood Secondary School, both in the nearby village of Alveston, plus Tockington Manor Preparatory School and Castlefell School in Rudgeway itself. The local centre and market town of Thornbury lies 2.5 miles to the north, with its bustling high street, a variety of shops and supermarkets, cafes and restaurants, a leisure centre with swimming pool, plus a golf course. The Mall at Cribbs Causeway is just one junction further south along the M5, as are local attractions, Wild Space and The Wave.

Property Highlights, Accommodation & Services

- Unique Detached Village Home • Elevated Position On Private Road • Beautiful Mature Gardens, With Views
- Secluded Seating Areas And Terraces • Self-Contained One-Bedroom Annexe • Drawing Room With Wood-Burning Stove, Study
- Vaulted Dining/Garden Room, Luxury Kitchen • Four Bedrooms (Including Annexe), Two En-Suite, Family Bathroom
- Principal Bedroom With French Doors And 'Bridge' To Garden • Excellent Eco-Credentials, Photovoltaics And Battery Storage

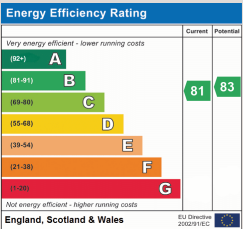
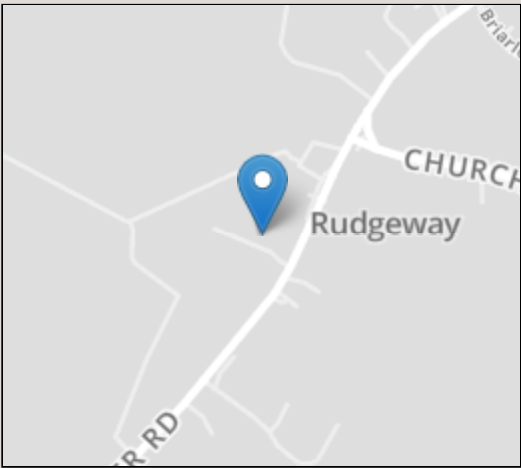
Directions

From J16 of the M5 take the A38 north. Proceed through Almondsbury, over the M4 and along the 'mile straight'. Pass Castlefell School then the layby on your left. Count down four homes on your left hand side and you will see the private lane leading down to Willis House, again on your left. If you reach the traffic lights you will have gone too far.

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

Tenure - Freehold

Contact & Viewing - Email: mil_thornburysales@milburys.co.uk Tel: 01454 417336



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