



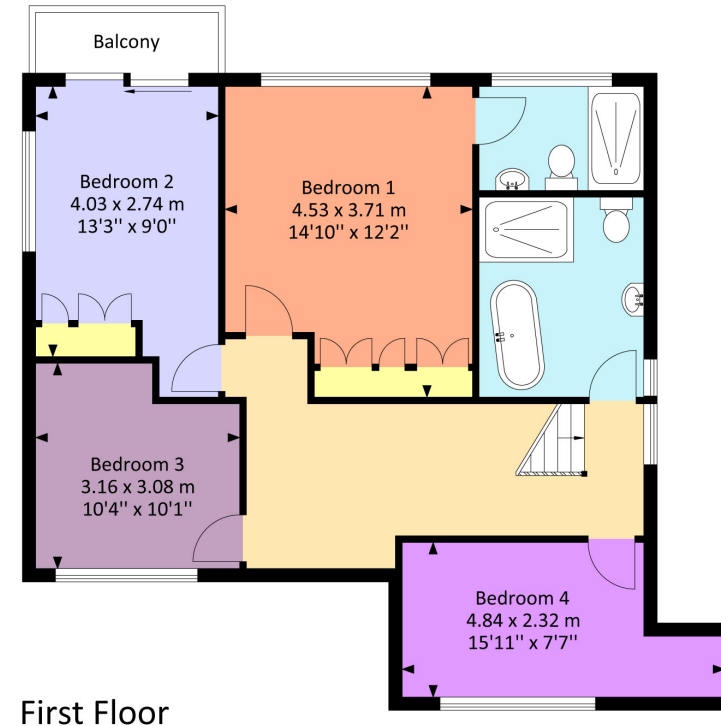
7A The Scop, Almondsbury, Bristol, BS324DU

Internal Area (Approx)

169.80 Sq.M / 1827.90 Sq.Ft

For identification only. Not to scale.

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# 'Highbank', The Scop, Lower Almondsbury, South Gloucestershire BS32 4DU

Are you seeking a property that's ready to move into, to unpack in and enjoy from day one? Look no further - this wonderful family home has it all! The current owners purchased the property in late 2018 and have since transformed 'Highbank' completely into this modernised, tranquil and spacious family home, just waiting for its next owner! Upon entering through the front door, you'll be welcomed by a light and airy hallway that flows seamlessly into the heart of the home: the open-plan kitchen, dining, and living space. This area is perfect for busy families needing a functional yet versatile space. The kitchen features a stunning set of bi-fold doors that open onto the rear patio and enclosed garden, creating a perfect blend of indoor and outdoor living. It's an ideal setup for little ones to explore the garden while families watch and enjoy. Additional benefits downstairs include a useful WC, a boot room/utility and an integral double garage. Upstairs, you'll find four generous bedrooms. The principal bedroom overlooks the rear garden and offers views over The Scop Field towards the Severn Bridge and on towards Wales in the distance. It also includes a modern en-suite. Dual-aspect bedroom two has sliding doors to its very own balcony. The smart contemporary family bathroom, which serves the other three bedrooms, features both a shower enclosure and a separate free-standing bath. It is situated at the bottom of The Scop, with views towards the parish church - all just minutes' walk to the heart of the village, the pub, the primary school and community shop. Call now to view this showstopper!

## 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

- Stunning Detached Village Home • Panoramic Views Towards Severn Bridge • Backing Onto Open Space
- Beautifully Refurbished And Presented • Stunning Open-Plan Kitchen/Dining/Living Room With Bi-Fold Doors To Rear Garden
- Four Generous Bedrooms, En-Suite Shower Room • Family Bathroom With Separate Shower And Free-Standing Bath
- Double Integral Garage, Off-Street Parking • Village Amenities And Country Walks From The Threshold
- Air-Source Heat Pump, Double-Glazing

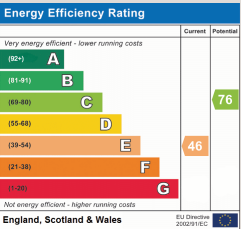
## Directions

Travelling north from M5 J16 along the A38, after cresting the hill and levelling out again, look out for 'The Scop' on your left hand side - just before the pelican crossing. Turn in, follow down to the bottom of the hill, passing Forest Hill on your right hand side. Take the cul-de-sac on your right just before the turning left into Glebe Field. 'Highbank' will be found on your left hand side.

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

**Tenure** - Freehold

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



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