





Total area: approx. 116.2 sq. metres (1251.0 sq. feet)

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



24 Church Road, Lower Almondsbury, South Gloucestershire BS32 4DT

Set in a conservation area and in the heart of this popular village, this exceptional character home is bursting with charm and personality! All the village amenities are within walking distance and include a community shop, Drs, Dentist, primary school and village pub. Step through the front door to a welcoming entrance hall with stairs to the first floor, a cosy lounge with wood-burning stove and conservatory to your right and straight ahead is where you will spend a lot of your day in the open plan kitchen/living space which includes modern units and integrated appliances, along with separate areas to sit and a further space to entertain and dine. Continue through to a third bedroom or study perhaps with it's own en-suite cloakroom. On the first floor you will discover two double bedrooms, the principle bedroom being dual aspect, plus a family bathroom with fitted shower over the bath. The living and bedroom accommodation all has an outlook across the garden, gently tiered and well stocked with flower and shrubs, plus areas to sit and enjoy the afternoon and evening sun. There is side pedestrian access and at the top of the garden is a single garage with electric door and charging point along with a parking space.

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

- Immaculately Presented Character Cottage In The Heart Of The Village • Charm and Personality In Bucket Loads!
- Village Amenities All Within Easy Walking Distance Along With Country Walks
- Open-Plan Kitchen/Living Space With A Separate Dining Area And Door To Garden
- Cosy Lounge With Wood-Burning Stove And Double Glazed Amdega Conservatory
- Two Double Bedrooms On The First Floor Plus Family Bathroom With Shower
- Ground Floor Third Bedroom/Study With En-Suite Cloakroom • Beautifully Maintained And Well Stocked Tiered Rear Garden
- Single Garage and Off Road Parking, Electric Charging Point • Oil Central Heating And Double Glazing

Directions

From J16 of the M5 take the A38 north. Take the third left at the brow of the hill into Over Lane. Drop down the slope and turn right opposite the garden centre into Sundays Hill. Follow the road into the village, passing the school on your left and the church on your right. Turn right into Church Road and follow the road round and you will find No 24 on the right hand side.

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

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		76
(55-68)	D	56	
(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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