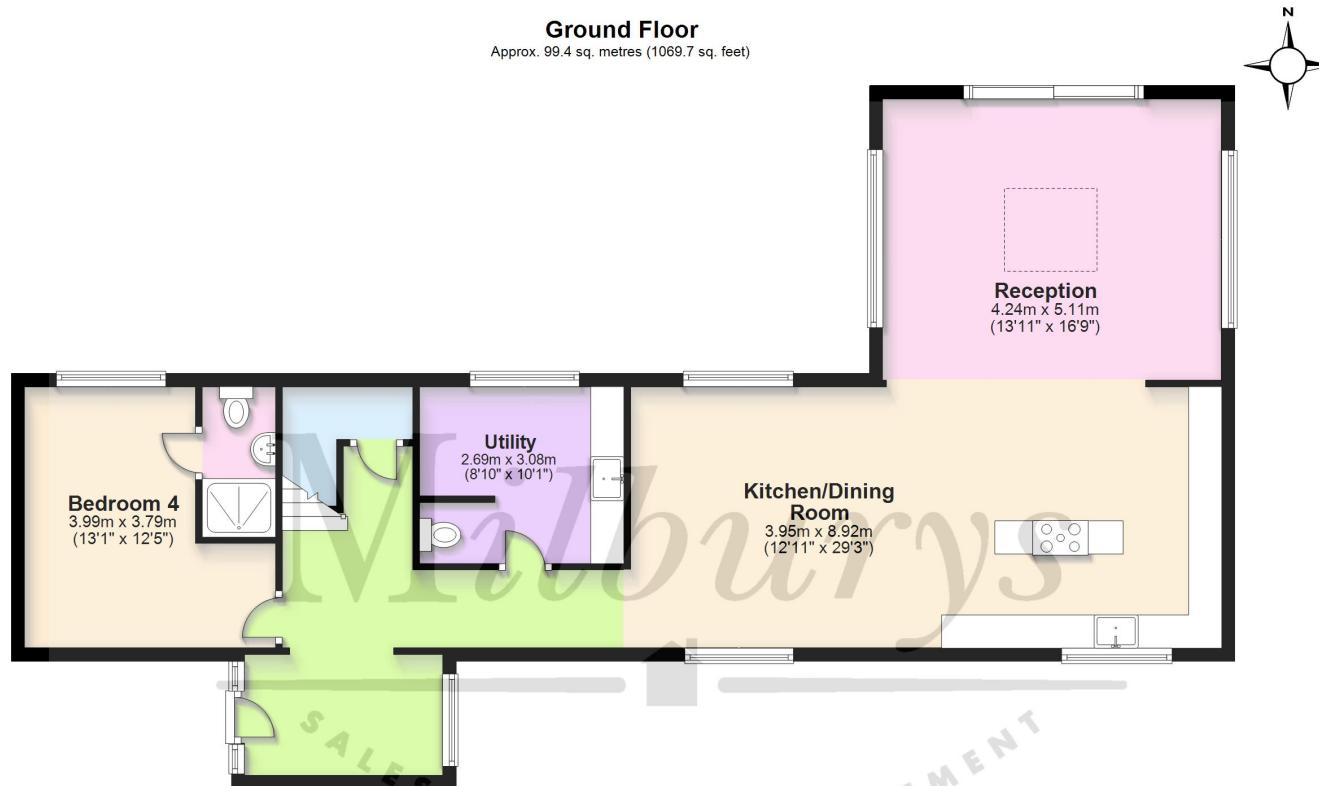




**Kayles House**, Camp Road, Oldbury-on-Severn, Bristol, Gloucestershire BS35 1PR

**£795,000**

**Ground Floor**  
Approx. 99.4 sq. metres (1069.7 sq. feet)



**First Floor**

Approx. 78.9 sq. metres (849.7 sq. feet)



Total area: approx. 178.3 sq. metres (1919.4 sq. feet)

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

# Kayles House, Camp Road, Oldbury-on-Severn, Bristol, Gloucestershire BS35 1PR

'Kayles House' sits nestled in circa 0.2 acres of landscaped lawned gardens, backing onto farmland on the edge of this popular South Gloucester village. The property forms one part of a development of three individual homes grouped around the grounds of a former village pub, with country walks right from your door-step and open views behind! This contemporary home offers fantastic open-plan living accommodation with bi-fold doors to the garden and a luxury fitted kitchen adjacent to a spacious dining area. There are four bedrooms in total including one en-suite, one on the ground floor and a luxury family bathroom with separate shower cubicle. The master bedroom includes fold-back doors and a glass screen 'bringing the outside in'. All living accommodation and bedrooms have engineered wooden flooring and the heating is an air-source under-floor system. Benefits include full double-glazing, a utility room and cloakroom, a storage shed to the rear and allocated parking on the courtyard in front which is shared with the other two properties.

Four Bedrooms - En-Suite Shower Room - One Bedroom Is Ground Floor - Luxury bathroom With Separate Shower Cubicle - Tiled Entrance/Reception Hall Stepping Up To Inner Hall - Great Open-Plan Living Space - Lounge Area With Bi-Fold Doors To Garden, Dining Area , Luxury Fitted Kitchen Area With Island And Integrated Appliances - Utility/Cloakroom - Double-Glazing - Air-Source Under-Floor Heating - Engineered Wooden Flooring - Cabin/office - Parking -

## Situation

Oldbury-on-Severn is situated in excellent riding country, approximately 2 miles to the west of the market town of Thornbury, the local centre with high street shops, banks, supermarkets, leisure centre, secondary school, golf club and Tudor castle - now a private hotel. The village itself has a primary school and church, a community shop and cafe, public house and sailing club. There is good access to the M4 and M5, Bristol is easily commutable and Bristol Parkway station is approximately 11.5 miles to the south.

## Property Highlights, Accommodation & Services

- Air Source Heat Pump
- Solar Panels
- Engineered Wood Flooring.
- Detached - Village Location
- Open-Plan Kitchen/Dining/Family Room With Island And Bi-Fold Doors
- Luxurious Family Bathroom and Downstairs WC

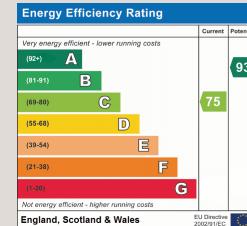
## Directions

'Kayles House,' is situated at the heart of the village turning right at the junction of Chapel Road, Church Road, Featherbed Lane and Camp Road. As you proceed down Camp Road you will see a green space to the right proceed further till you will see a parking area to the right of Camp Road. The property is located at the top of the court yard with two parking spaces closer to the entrance.

**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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