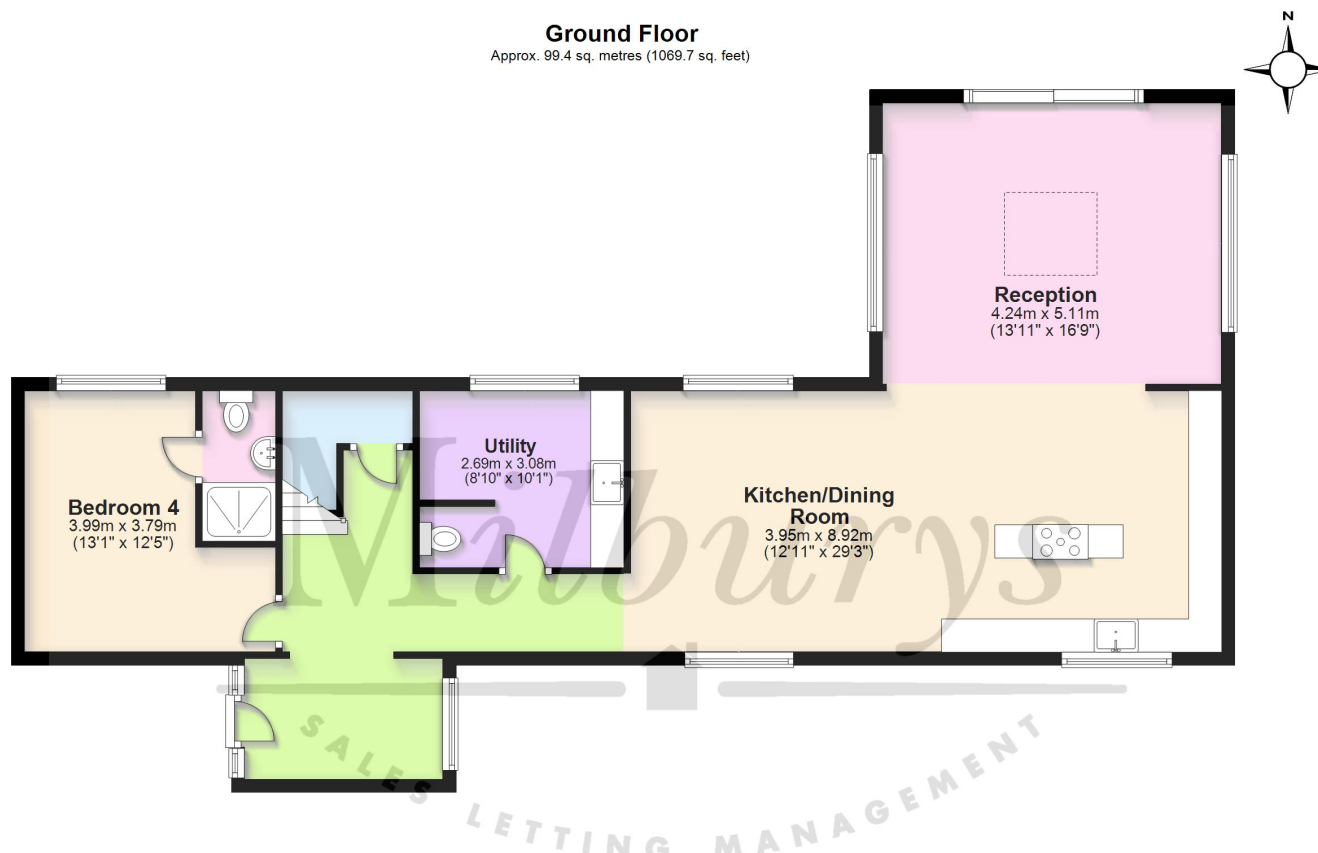




Ground Floor

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, South Gloucestershire BS35 1PR

'Kayles House' sits nestling in circa 0.2 acres of landscaped lawned gardens (plus parking), backing onto farmland on the edge of this popular South Gloucestershire village. The property forms one part of a unique development of three individual homes adapted from what was formerly a 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 gardens and a luxury fitted kitchen adjacent to a spacious dining area. There are four bedrooms in total, the guest room with en-suite on the ground floor, the luxury family bathroom with separate shower cubicle upstairs. The principal 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, cloakroom and a storage shed to the rear. There is allocated parking on the courtyard in front, all elevated above Camp Lane. The village pub and community shop are just a short walk away at the heart of the village. Come and view - something quite special!

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

- Unique Detached Village Home
- Backing Onto Farmland, With Views
- Circa 0.2 Acres, Plus Parking
- Four Bedrooms (One Ground Floor)
- Fantastic Family Bathroom, En-Suite Shower Room
- Open Plan-Living Space, Bi-Fold Doors And Wood-Burning Stove
- Luxury Fitted Kitchen Area With Island And Integrated Appliances
- Utility Room/Cloakroom
- Underfloor Air-Source Heating, Engineered Wood Flooring
- Cabin/Office/Gym Space

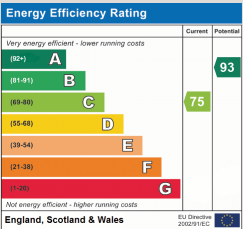
Directions

'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 courtyard 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 Tel: 01454 417336



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