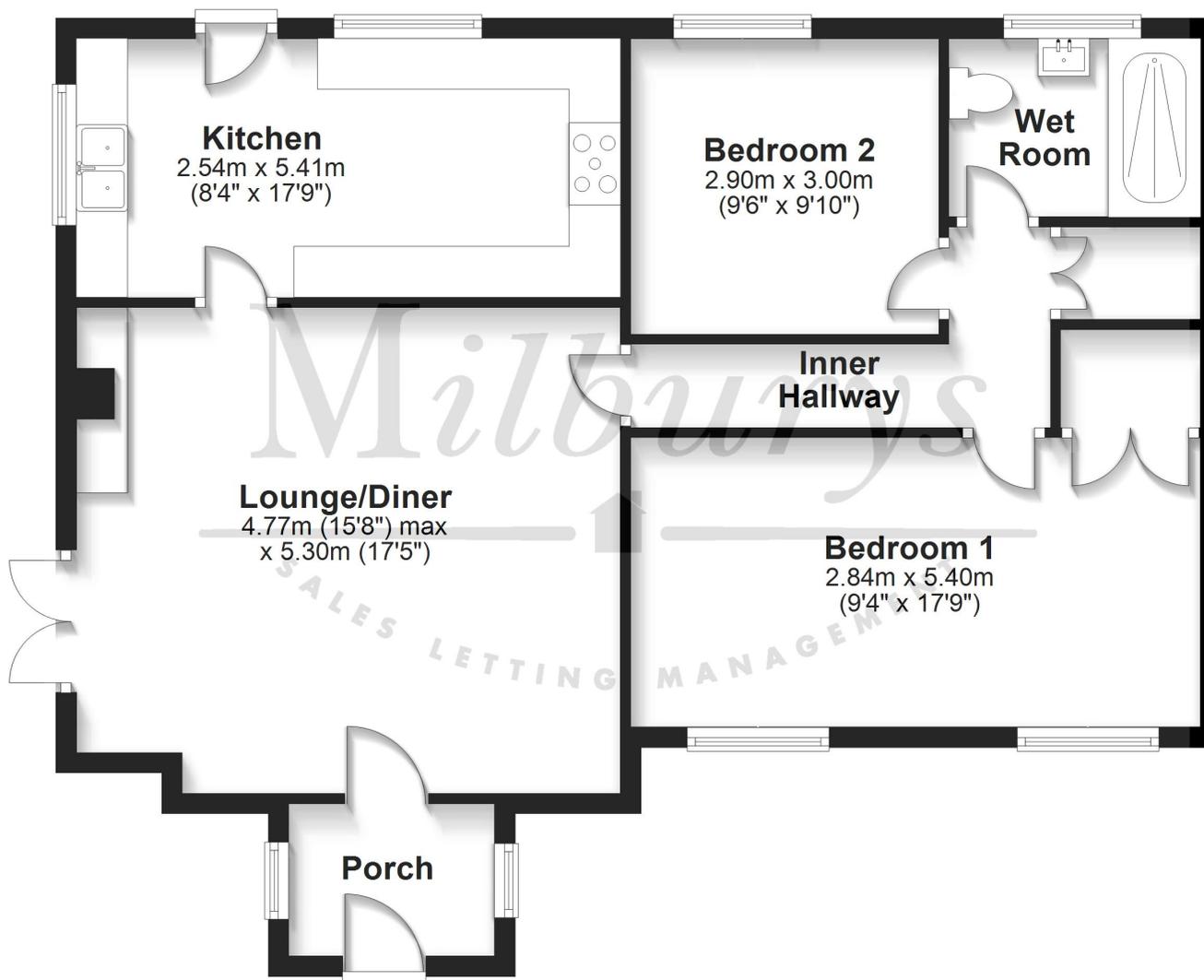




Ground Floor

Approx. 80.1 sq. metres (862.2 sq. feet)



Total area: approx. 80.1 sq. metres (862.2 sq. feet)

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

'Holly Cottage', Aust Road, Olveston, South Gloucestershire BS35 4DE

This unique detached home is secreted away, close to the edge of Olveston at the end of a tree-lined driveway, adjacent to Grade II Listed 'Newleaze House'. It is approached between the stone pillars of the shared entrance, a short drive from the centre of this popular South Gloucestershire village where you will find the parish church, public house, primary school and Post Office - a great location and all just minutes' away from the M48 at the Severn Bridge (connecting north, south east and west via the M4 and M5). 'Holly Cottage' sits at the head of a generous west-facing lawned plot with the back-drop of both woodland and farmland, with plenty of gravelled parking space to the front. Step through the entrance porch into generous vaulted living space warmed by a wood-burning stove, with room for both soft furnishings and a dining suite, plus French doors to the terrace overlooking the garden. The smart fitted kitchen has been finished in a 'Shaker' style, complemented by a double china sink and wooden work-tops. There are two double bedrooms, one with a built-in double wardrobe, plus a smart contemporary wet-room. Somewhere special for those looking for a cosy rural retreat!

Situation

Olveston is one of the premier South Gloucestershire villages, quite self-contained with a village store/post office, a village pub, 'The White Hart' and an excellent primary school. The nearest secondary school is Marlwood at Alveston, 2.3 miles to the north-east. The local centre and market town of Thornbury is 3.5 miles to the north-east and The Mall at Cribbs Causeway, off J17 of the M5, is 6 miles to the south. The Severn Bridge and J1 of the M48 is 2.5 miles to the north-west of the village, from where you can cross over to South Wales or connect with the M4/M5 interchange at Almondsbury.

Property Highlights, Accommodation & Services

- Detached Edge Of Village Character Home
- Adjacent To Country House With Lovely Rural Views
- Generous Lawned Gardens Approached Along Tree-Lined Gravelled Driveway*
- Private Off-Street Parking
- Vaulted Lounge/Dining Room With Wood-Burning Stove And French Doors To Terrace, Overlooking Garden
- Dual-Aspect Fitted Kitchen With China Sink And Wooden Work-Tops
- Two Double Bedrooms, One With Built-In Double Wardrobe
- Smart Modern Wet-Room
- Double-Glazing, Gas Central Heating
- *NB. The approach is a right of way through the woodland owned by the adjacent Grade II Listed 'Newleaze House'

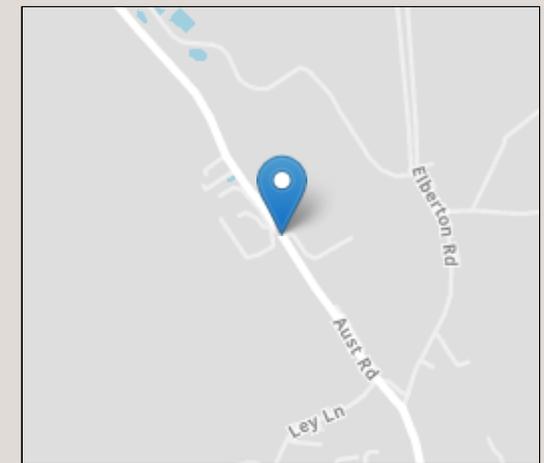
Directions

Travelling through the village from the direction of Tockington, pass by the church, drop down the slope and drive out past the entrance to Elberton Road on your right. As you approach an area of woodland on your left, look out for two stone pillars set into the stone wall and drive in. Once inside take the gravelled driveway directly in front of you, follow on through the trees all the way to the end where you will see 'Holly Cottage' facing you.

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

Tenure - Freehold

Contact & Viewing - Email: mil_thornburysales@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		78
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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