

Milburys

SALES LETTING MANAGEMENT



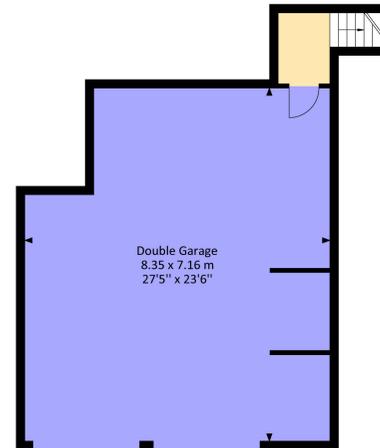
27 Rostherne, The Scop, Almondsbury, South Gloucestershire, BS32 4DU

£900,000

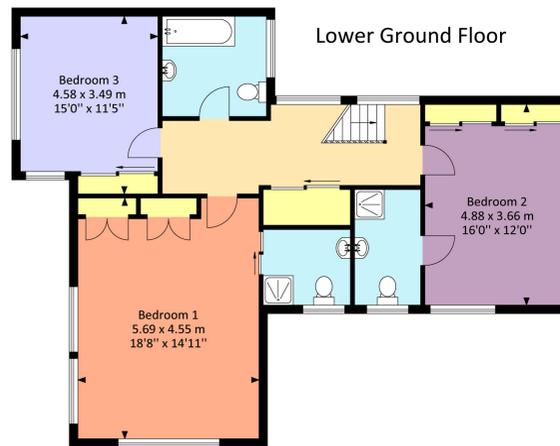
Rostherne 27 The Scop, Bristol, BS324DU  
 Internal Area (Approx)  
 266.50 Sq.M / 2868.90 Sq.Ft  
 For identification only. Not to scale.  
 Produced by Energy Plus



Ground Floor



Lower Ground Floor



First Floor



# 27 Rostherne, The Scop, Almondsbury, South Gloucestershire BS32 4DU

We are delighted to offer for sale this individually designed detached family home in a sought-after village location, situated on a beautiful mature plot of circa 0.42 acres, with panoramic views across the Severn Estuary and beyond. Maintained and cared for by the present owners, the accommodation is blessed with light and space. Many of the rooms are dual-aspect with either spectacular views or an outlook across the mature gardens. A welcoming entrance hall draws you in with steps up to the very generous reception room, originally split in two, but now a fantastic open-plan entertaining space ideal for large gatherings - with access to the balcony stretching across the rear of the property, perfect for sunny afternoons and evening sunsets. The fitted kitchen has an aspect across the side garden and leads through to a separate breakfast room and a utility with garden sink and rear door. Completing the ground floor is a separate study which can be utilised as a fourth double bedroom with a cloakroom next door, plus a useful double-glazed conservatory and garden room offering that all important extra reception space. Continuing on to the second floor are three generous double bedrooms, the principle bedroom offering fantastic views with a range of fitted wardrobes and en-suite, plus two further double bedrooms, guest en-suite and the family bathroom. The gardens surrounding the property are a delight! Filled with interest and colour throughout the seasons, with mature trees and shrubs, a productive vegetable patch and generous areas of lawn, perfect for children to play. The double garage lies beneath the property with internal workshop space at the rear. To appreciate all that is on offer we urge you to make a viewing request today - a stunning home!

## 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](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

- Substantial Family Home, Unique Design, Light And Space In Abundance
- Favoured Location, Elevated With Views Stretching Across The Severn Estuary
- 0.42 Acre Plot, Mature Gardens Full Of Interest And Colour, Double Garage With Separate Workshop Area And Off-Street Parking
- Within Easy Reach Of Lower Almondsbury And Its Range Of Amenities including Drs, Dentists, Primary School, Community Shop And The Bowl Inn Public House
- Welcoming Entrance Hall
- Dual Aspect Lounge/Dining Room With Panoramic Views, Access To Balcony Running Across The Rear Of The Property
- Fitted Kitchen With Aspect Across The Garden, Separate Breakfast Area, And Utility
- Study/Bedroom Four, Double Glazed Conservatory, Cloakroom
- Three/Four Double Bedrooms, Three With Fitted Wardrobes, En-Suite To Bedroom One, Guest En-Suite And Family Bathroom Family Bathroom
- Double Glazing And Gas Central Heating

## Directions

Travelling north from M5 J16 along the A38, look out for 'The Scop' on your left hand side, just before the pelican crossing. Turn in and the entrance to Rostherne can be found almost immediately on the right hand side.

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

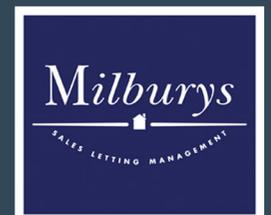
**Tenure** - Freehold

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Director General	2013

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