

Milburys

SALES LETTING MANAGEMENT



Dawn Hayes, Shepperdine Road, Oldbury Naite, South Gloucestershire BS35 1RJ

Guide £750,000

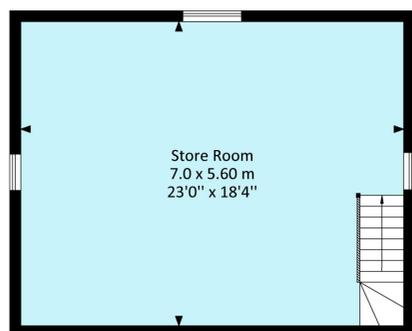
Dawn Hayes, Shepperdine Road, South Gloucestershire, BS351RJ

Internal Area (Approx)

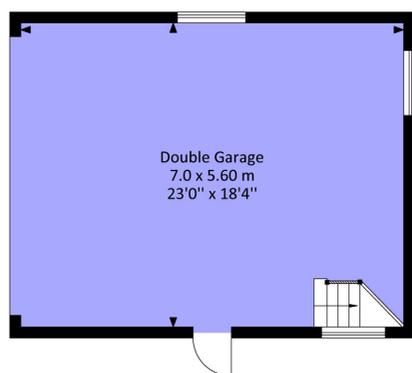
224.0 Sq.M / 2411.30 Sq.Ft

For identification only. Not to scale.

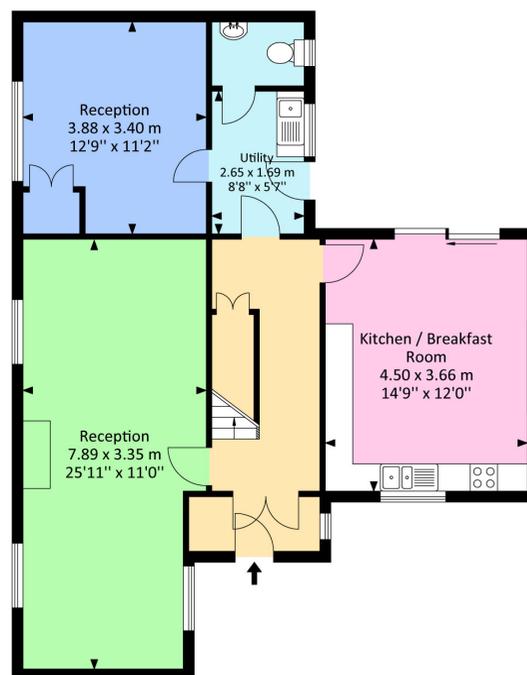
Produced by Energy Plus



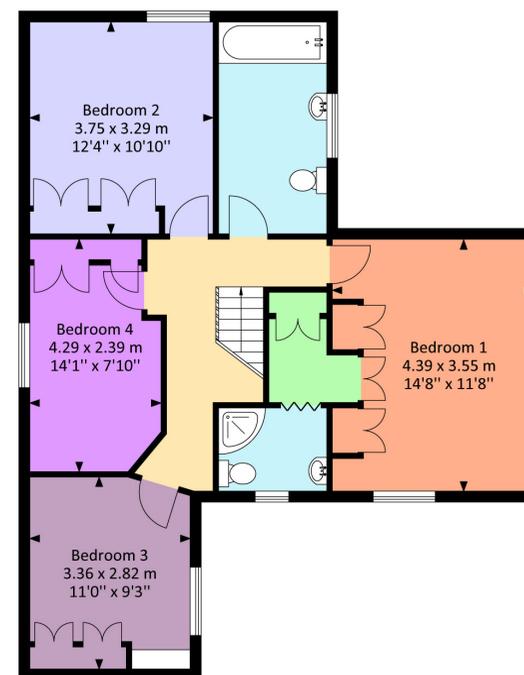
First Floor



Ground Floor



Ground Floor



First Floor

## Dawn Hayes, Shepperdine Road, Oldbury Naite, South Gloucestershire BS35 1RJ

Nestled along a country lane, this charming rural home is within striking distance of the market town of Thornbury. It boasts a substantial plot of approximately 0.4 acres, featuring three gateways that provide access from the front lane. To the right of the dwelling lies a beautiful more formal garden, complete with floral and shrub borders, an ornamental pond, lawns, a greenhouse, a double garage with a very useful storage room above and off-road parking. On the other side there is an additional grassy expanse, all enclosed by mature hedges offering views of the neighboring farmland. The residence comprises an entrance hall, a dual-aspect lounge with a wood-burning stove, a separate dining room, and a smart triple-aspect fitted kitchen/breakfast room. Extra amenities include a cloakroom, plus a utility room for kicking off your boots, just inside the back entrance. There are four bedrooms, including a cleverly concealed contemporary en-suite hidden behind the fitted wardrobes in the principal bedroom. The other rooms share a full family bathroom. Practical benefits include double-glazing, oil-fired central heating and an independent modern drainage system. If you're in search of spacious, detached living in a country setting, with ample space for family activities both indoors and outdoors, this property could be the ideal spot for you, complete with walking and rambling opportunities right outside your front gate!

### 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

- Individual Rural Detached Home
- Circa 0.4 Acres ordering Open Farmland
- Stunning Mature Gardens
- Double Garage, Off-Street Parking, Greenhouse
- Lounge With Wood-Burning Stove
- Separate Dining Room
- Triple-Aspect Fitted Kitchen/Breakfast Room
- Four Bedrooms, En-Suite Shower Room, Family Bathroom
- Double-Glazing
- Oil Central Heating

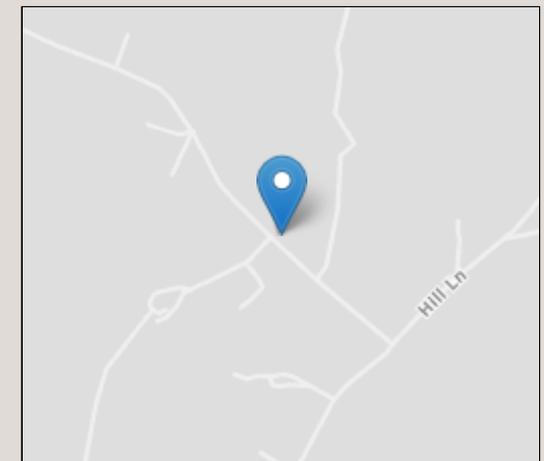
### Directions

Driving away from the centre of Thornbury along the Gloucester Road, take the last left hand turning into Butt Lane. Continue on this road until you reach the crossroads at Oldbury Naite and turn right. A short way along turn left. Look out for Dawn Hayes on your right hand side.

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

**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+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E		
(21-38)	F	34	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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