Cherry Tree Cottage Townsend, Lower Almondsbury, South Gloucestershire, BS32 4EN   **£559,995**

Ground Floor

Kitchen/Dining/Family Room
5.46m (17'11")
x 4.90m (16'1") max

Hallway

WC

Living Room
4.70m x 6.10m
(15'5" x 20')

First Floor

En-Suite

Principal Bedroom
2.70m x 3.10m
(8'10" x 10'2")

Wardrobe

Landing

Bathroom

Study

Bedroom 2
3.14m x 3.08m
(10'4" x 10'1")

Bedroom 3
3.14m x 2.85m
(10'3" x 9'4")
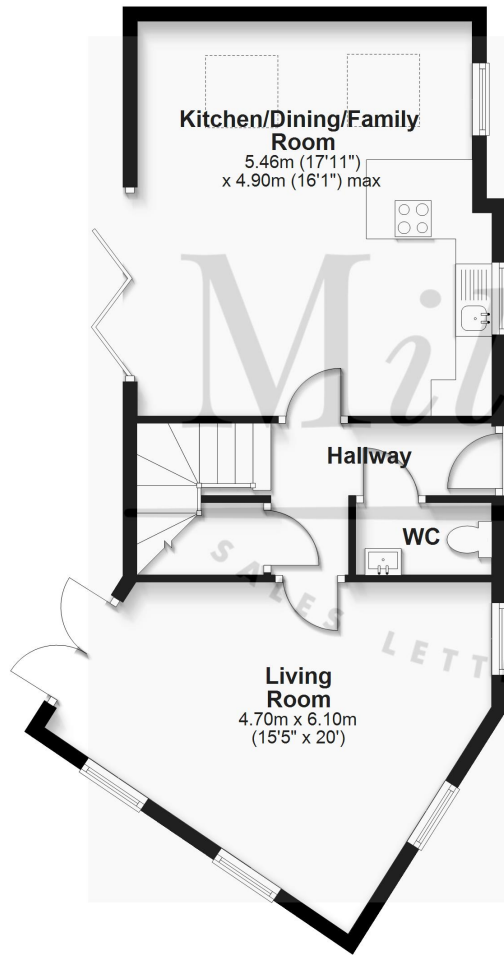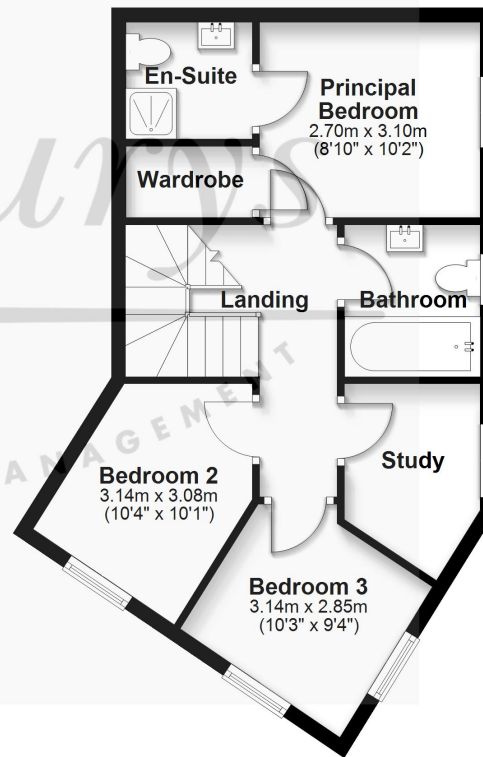
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Plan produced using PlanUp.

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A modern detached 'cottage' in a highly sought-after postcode, built in 2011 and extended in 2020 - what a dream come true! "Cherry Tree Cottage" is immaculately presented and maintained throughout. A short stroll to all of Lower Almondsbury's amenities, the local primary school, community shop and much loved pub - the property truly delivers!! The home offers outstanding living space - an incredible kitchen/dining/family room with integrated appliances, an area for relaxing on the sofa and tri-fold doors opening out onto the rear patio, perfect for inside/outside entertaining. The lounge is flooded with light thanks to the triple-aspect windows and French doors. Upstairs and there are three bright bedrooms and a study all with enviable views. The principal bedroom includes an en-suite shower room and walk-in wardrobe. The family bathroom is fresh and modern with shower over bath and heated towel rail. The outside space offers a private enclosed patio with "summer house" and artificial turf for low maintenance living. Further benefits include oil central heating, double-glazing and off-street parking. Call us today to book your tour!!

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), 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
- Modern Detached 'Cottage' With Three Bedrooms And Study • Principal Bedroom With En-Suite And Walk-in Wardrobe
- Triple-Aspect Living Room With French Doors • Modern Kitchen/Dining/Family Room With Tri-Fold Doors • Groundfloor Cloakroom
- Low Maintenance Private Garden And Off Street Parking • Sought After Village Location Benefiting From Countryside Walks
- Close To All Of "Lower Almondsbury" Amenities, Local School, Community Shop And Pub • Oil Central Heating And Double Glazing
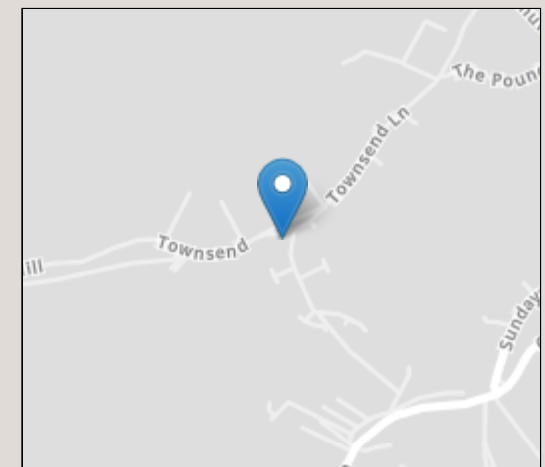
Directions
From M5 Junction16, take the A38 north. Third left into Over Lane at the crest of the hill then right at the War Memorial into Sundays Hill. Drop down past the village school and turn left into The Pound just before the community shop. Follow the road around the corner, joining onto Townsend Lane. Cherry Tree Cottage can be found on your left hand side at the entrance to Knole Close.

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

Tenure - Freehold

Contact & Viewing - Email: thornbury@milburys.co.uk   Tel: 01454 417336

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