

Milburys

SALES LETTING MANAGEMENT

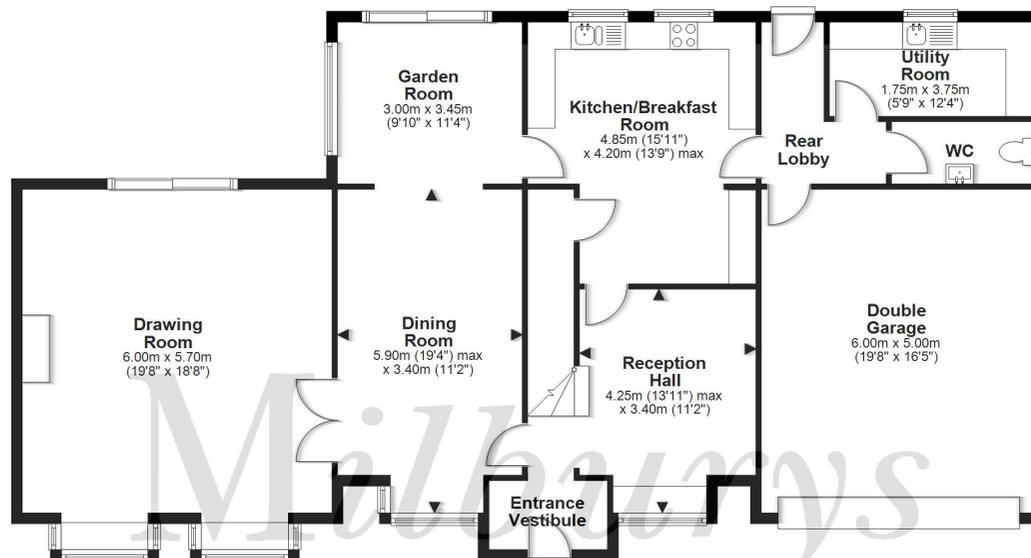


17 The Rowans, Gloucester Road, Rudgeway, South Gloucestershire BS35 3SF

Guide Price £925,000

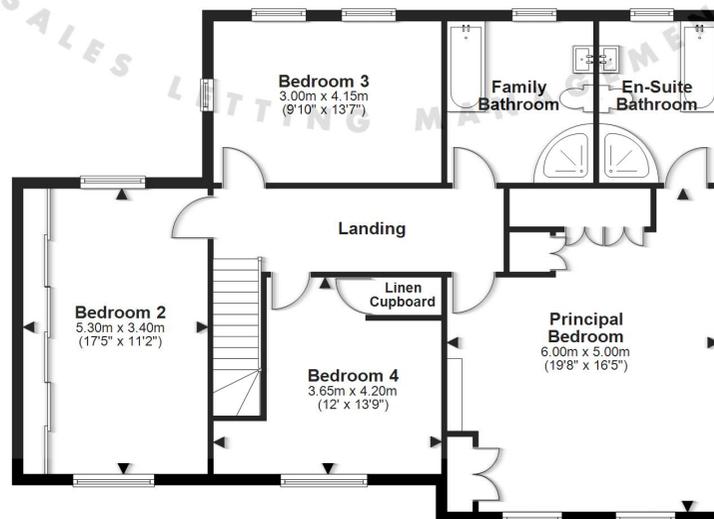
### Ground Floor

Approx. 154.2 sq. metres (1659.5 sq. feet)



### First Floor

Approx. 100.6 sq. metres (1082.8 sq. feet)



Total area: approx. 254.8 sq. metres (2742.3 sq. feet)

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

# 17 The Rowans, Gloucester Road, Rudgeway, South Gloucestershire BS35 3SF

Imagine the amazing sunsets! 'The Rowans' - this substantial detached spacious and airy house has been carefully extended over the years into the fine home we discover today. It sits at the head of a circa 0.47 acre plot, with stunning panoramic views over open countryside towards the Prince Of Wales Bridge and beyond across the River Severn into Wales. Behind the stone boundary wall at the front, there is off-street parking and a double integral garage. Beautifully tended gardens and secluded patio areas frame the rear of the house, with mature hedges at the sides and a footpath secreted away in one corner leading in zigzags down through your own private woodland to open fields below. A haven for wildlife and wild flowers - somewhere to get away from it all. Stepping inside the front door you are greeted by an impressive reception hall with window seat. This leads on to a large formal dining room, then on again through double doors into the dual-aspect drawing room - with a feature gas fireplace and patio doors to the garden (plus generous loft space above). A lovely dual-aspect garden room has doors to a raised terrace behind - a perfect spot for an evening drink and a sunset. The smart fitted kitchen/breakfast room comes complete with integrated appliances and there is plenty of space for a table and chairs as well. A utility room and cloakroom are off to the side and there is an internal door to the garage. The principal bedroom is a fantastic size, complemented by fitted wardrobes and a full luxury en-suite bathroom which has both a bath and a separate shower cubicle. The family bathroom mirrors these facilities and is shared by three other generous double bedrooms. Practical benefits include Upvc double-glazing and gas central heating. This beautifully presented home has so much to offer, with bags of space for a busy family to spread out, both inside and out. Country walks start right from the far end of the garden, out across the fields to Tockington and Old Down - each with village pubs to perhaps visit before making the return journey!

## Situation

Rudgeway is on the A38 approximately 3.4 miles north of the M4/M5 interchange, ideal for commuting north, south, east or west - Parkway Station (London Paddington/South Wales) is approximately 6 miles to the south. Nearby schools include St Helen's Primary School and Marlwood Secondary School, both in the nearby village of Alveston, plus Tockington Manor Preparatory School and Castlefell School. The local centre and market town of Thornbury lies 2.5 miles to the north, with its a bustling high street, a variety of shops and supermarkets, cafes and restaurants, a leisure centre with swimming pool, plus a golf course. The Mall at Cribbs Causeway is just one junction further south along the M5, as are local attractions, Wild Space and The Wave.

## Property Highlights, Accommodation & Services

- Substantial Detached Spacious & Airy Home With Four Generous Reception Rooms
- Stunning Panoramic Views Towards Prince Of Wales Bridge
- Circa 0.47 Acres, Beautifully Tended Gardens And Woodland
- Double Integral Garage, Off-Street Parking
- Impressive Reception Hall, Dual-Aspect Drawing Room
- Formal Dining Room, Garden Room
- Smart Fitted Kitchen/Breakfast Room, Utility Room, Cloakroom
- Principal Bedroom With Full En-Suite Bathroom
- Three Further Double Bedrooms, Family Bathroom With Bath And Shower Cubicle
- Upvc Double-Glazing, Gas Central Heating, Mains Drainage

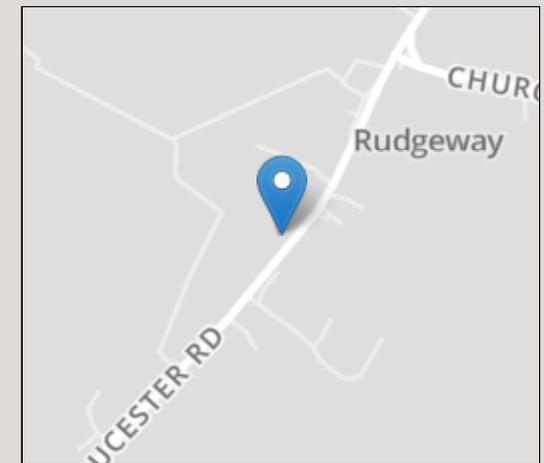
## Directions

From J16 of the M5 take the A38 north. Cross over the M4 and drive along the 'mile straight' into Rudgeway. Pass Castlefell School on your left, then a layby on the same side. 'The Rowans' will be the second driveway/entrance on your left hand side.

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

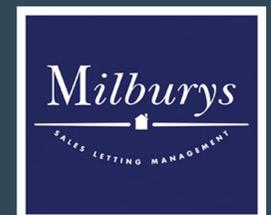
**Tenure** - Freehold

**Contact & Viewing** - Email: [mil\\_thornburysales@milburys.co.uk](mailto: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		75
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	2002/91/EC

IMPORTANT NOTICE Milburys Estate Agents Ltd, their clients and any joint agents give notice that they have not tested any apparatus, equipment, fixtures, fittings, heating systems, drains or services and so cannot verify they are in working order or fit for their purpose. Interested parties are advised to obtain verification from their surveyor or relevant contractor. Statements pertaining to tenure are also given in good faith and should be verified by your legal representative. Digital images may, on occasion, include the use of a wide angle lens. Please ask if you have any queries about any of the images shown, prior to viewing. Where provided, floor plans are shown purely as an indication of layout. They are not scale drawings and should not be treated as such. Complete listings and full details of all our properties (both for sale and to let) are available at [www.milburys.co.uk](http://www.milburys.co.uk)









[www.milburys.co.uk](http://www.milburys.co.uk)