

Milburys

SALES LETTING MANAGEMENT

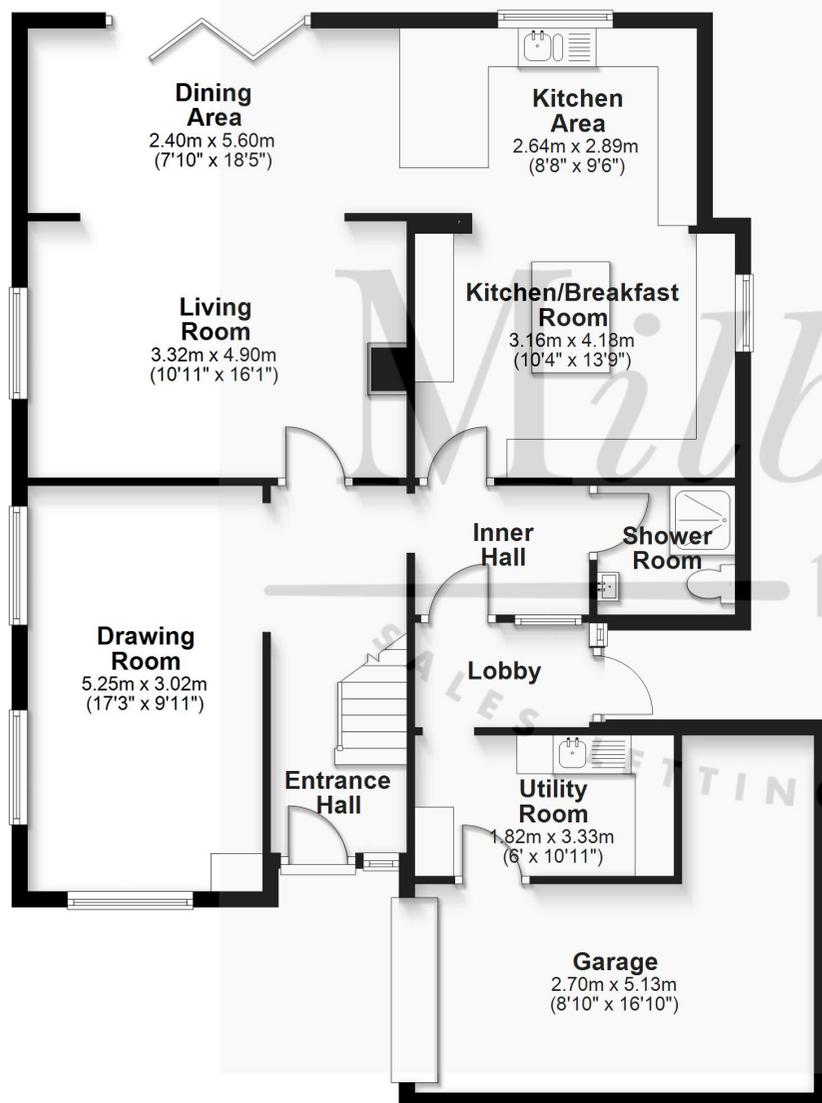


8 Strode Common, Alveston, South Gloucestershire BS35 3PJ

£725,000

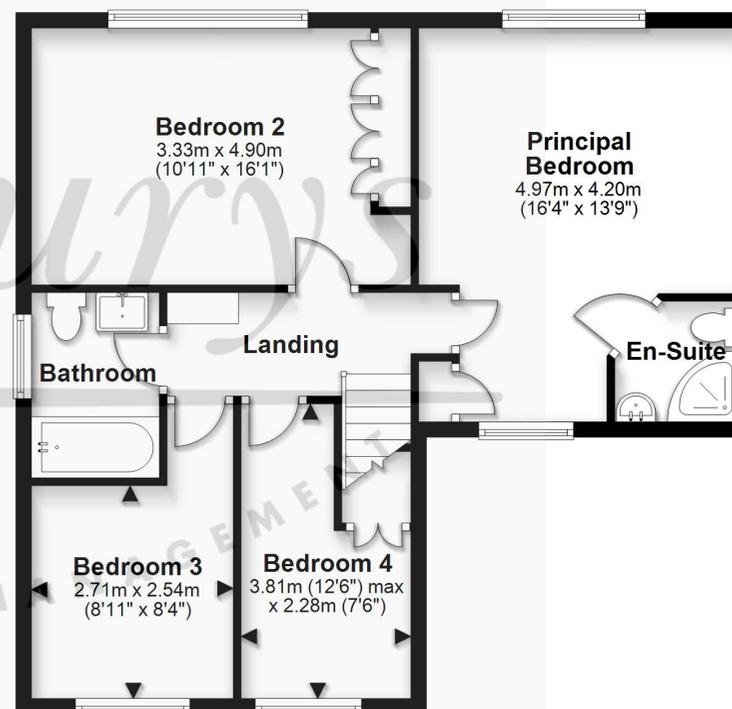
### Ground Floor

Approx. 112.0 sq. metres (1205.4 sq. feet)



### First Floor

Approx. 64.0 sq. metres (688.7 sq. feet)



Total area: approx. 176.0 sq. metres (1894.1 sq. feet)

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

# 8 Strode Common, Alveston, South Gloucestershire BS35 3PJ

This beautifully presented detached village home is perfect for a growing family, sitting in a generous plot of circa 0.25 acres with all the amenities you might need right from the doorstep - including primary and secondary schools, local shops in Greenhill Parade, plus bus routes to Thornbury and Bristol. And for those who enjoy rural rambles and walking the dog, countryside walks start right outside! As you enter through the front door you are instantly drawn to the abundance of light and space, complemented by the high quality of finish throughout. To your left is the dual-aspect drawing room and, leading on through to the rear of the house, you will discover the open-plan living/dining/entertaining space with a wood-burning stove and bi-fold doors to the gardens behind - perfect for al-fresco dining. This leads on to a stunning fitted kitchen/breakfast room with an extensive range of integrated appliances, a central island and quartz work-tops. There is a further inner hallway leading to the utility room, ground-floor shower room and the internal door to the garage. Moving upstairs we discover the dual-aspect principal bedroom with en-suite shower room, plus three further bedrooms and the family bathroom. The property is approached via a long private tarmac driveway with parking for several vehicles and a single garage. The level gardens wrap around the property in an 'l'-shape, laid mainly to lawn with a large patio area and a mature beech hedge at the rear. Practical benefits include gas central heating and Upvc double-glazing. A fantastic opportunity to buy something quite special!

## Situation

Alveston is a village north of Bristol, some 4.3 miles from the M4/M5 interchange at Almondsbury, 7.2 miles from Bristol Parkway Station and 10.5 miles from the City Centre. The Severn Bridge and the M48 (M4/South Wales) are 4.6 miles to the west. - ideal for commuters. It boasts a secondary school, [www.marlwood.com](http://www.marlwood.com) and St. Helen's Primary School, plus a useful parade of shops - including an award-winning butcher and a post office, plus a public house and a hotel overlooking the cricket club. The market town and local centre of Thornbury is 1.3 miles to the north.

## Property Highlights, Accommodation & Services

- Exceptionally Well-Presented Detached Family Home
- Circa 0.25 Acres, With Gardens On Three Sides, Laid Mainly To Lawn, With Patio
- Walking Distance Of Village Amenities Including Schools, Shops And Bus Routes
- Separate Drawing Room
- Extensive Private Drive, Off-Street Parking, Single Garage
- Stunning Fitted Kitchen/Breakfast Room With Integrated Appliances, Quartz Worktops And Aspect Across The Rear Garden
- Principal Bedroom With En-Suite, Family Bathroom, Ground Floor Shower Room
- Three Further Bedrooms
- Gas Central Heating And Double Glazing
- Open-Plan Living/Dining/Entertaining Space With Underfloor Heating & Bi- Fold Doors To Garden

## Directions

Travelling north on the A38, turn left just past Alveston Church into Greenhill Road. At the 'T' junction turn left into Down Road. Proceed past the crossroads and along Strode Common. No.8 can be found a short distance along on the right hand side.

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		71	79

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)

