

The logo for Milburys, featuring the name in a white serif font on a dark blue background.

SALES LETTING MANAGEMENT

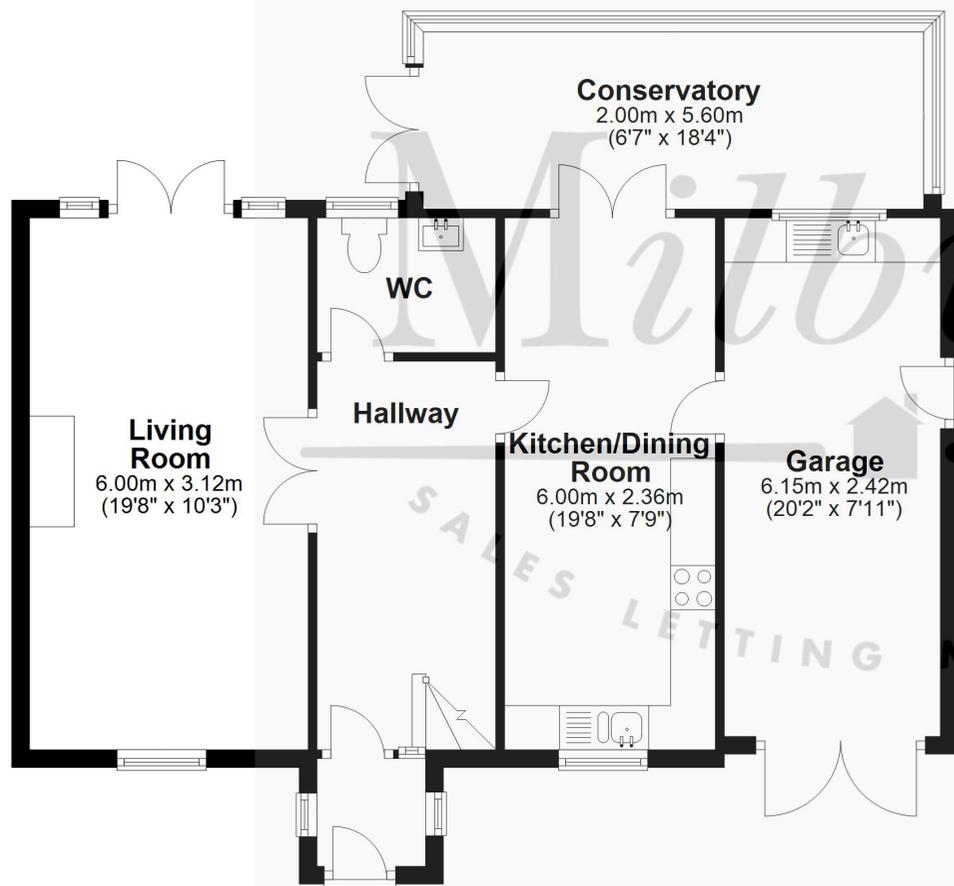


Dove Cottage, Church Road, Lower Almondsbury, South Glos BS32 4ED

Guide £700,000

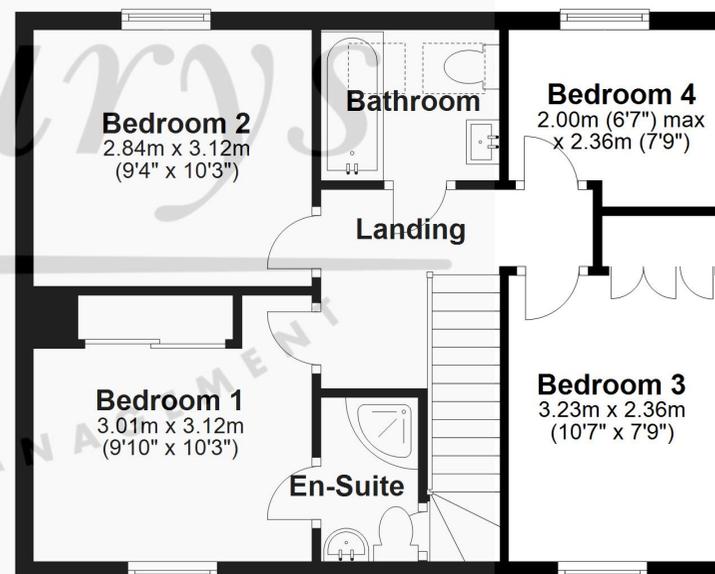
Ground Floor

Approx. 74.9 sq. metres (806.3 sq. feet)



First Floor

Approx. 45.9 sq. metres (494.2 sq. feet)



Dove Cottage, Church Road, Lower Almondsbury, South Glos BS32 4ED

Dove Cottage is a beautiful detached character home in a lovely setting at the heart of Lower Almondsbury. A convenient location for all Almondsbury has to offer including a village school, the community shop, pub and parish church - with rural rambles virtually from the front door. Built in 2006, the property is actually quite modern and was constructed in sympathy with the conservation area around it. It enjoys a traditional layout with a central hallway, a dual-aspect living room to the left - with wood-burning stove - and the kitchen dining room to the right. This opens onto the conservatory behind 'bringing the outside in'. Upstairs there are four bedrooms - two with built-in wardrobes - an en-suite shower room and the family bathroom. Practical benefits include oil central heating, double-glazing, loft storage space and an electric car-charging point. Moving outside, there is plenty of gravelled parking to the front and an attached garage to the side with a utility space at the rear. Stepping into the back garden, secluded terraces rise up to a pretty lawned garden with a sunny southerly aspect. A great village home, built in a 'cottage' style also combining all 'mod-cons' - come and view!

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 (2006) Detached Character Home
- Sought-After Location Convenient For Village School
- Dual-Aspect Living Room With Wood-Burner And Door To Patio
- Dual-Aspect Kitchen/Dining Room With Door To Conservatory
- Utility Space, Cloakroom
- Four Bedrooms, En-Suite Shower, Family Bathroom
- Off-Street Parking, Garage, Electric Car-Charging Point
- South-Facing Gardens And Secluded Terraces
- Oil Central Heating, Double-Glazing

Directions

From J16 of the M5 take the A38 north. Take the third left at the brow of the hill into Over Lane. Drop down the slope and turn right opposite the garden centre into Sundays Hill. Follow the road into the village, passing the school on your left, the church on your right and the community shop, again on the left. Dove Cottage will be on the left hand side as the road narrows, opposite Walnut Tree Close.

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

Tenure - Freehold

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Director	2013

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







