

The logo for Milburys, featuring the name in a white serif font on a dark blue background. Below the name is a small white house icon and the words 'SALES LETTING MANAGEMENT' in a smaller white font, all enclosed within a white border.

Milburys

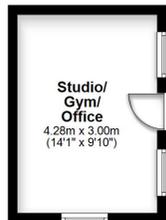
SALES LETTING MANAGEMENT



1a The Stables, Sundays Hill, Almondsbury, South Gloucestershire BS32 4DS

£855,000

Ground Floor
Approx. 118.1 sq. metres (1271.3 sq. feet)



First Floor
Approx. 84.8 sq. metres (912.7 sq. feet)



Total area: approx. 202.9 sq. metres (2184.0 sq. feet)

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



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'The Stables' is a superb, picturesque family home offering well-balanced and aesthetically pleasing accommodation, striking a beautiful balance of traditional and modern features. Set in an attractive garden and courtyard within the prime location of Almondsbury village, close to all the amenities on offer. The property has been beautifully maintained, thoroughly thought out and utilised perfectly with subtle quirks throughout. The heart of the home, the main living room, located on the first floor is of a fantastic size, with original beams, a dual aspect and an open fireplace perfect for the winter evenings. There is also the benefit of the snug which leads off from the kitchen/diner for a more intimate setting, with double windows and wood-burning stove, it is the perfect spot to unwind. The kitchen/diner is a fabulous living space which boasts an array of bespoke floor and wall cabinets, a double Belfast sink, space for all appliances, and the essential area for dining and entertaining! The all important study can be found to the right of the entrance, as can the utility and store rooms. Moving onto the bedrooms, four fantastic doubles, one of which is located on the ground floor perfect for guests/grandparents with its full size ensuite bathroom. Bedroom three is to the right of the property on the first floor, with private staircase, a dual aspect and ensuite shower room...perhaps ideal for a growing teenager! Bedrooms one and two situated off the second staircase provide use of the family bathroom which is of a modern design with free standing bath tub and heated towel rail. Externally, to the front, an incredible stonewalled, private, gated courtyard, quite the tranquil spot to relax surrounded by the spring flourishing wisteria! To the rear, the garden is utilised perfectly for modern family living, laid mainly to lawn with an entertaining area benefiting from a pergola with an open and close roof, a handy outdoor kitchen plus an outbuilding which can be used as a gym/studio or home office perhaps. Parking for two cars is to the side of the property, with additional space if needed within the courtyard. To arrange your tour please call us today!

Situation

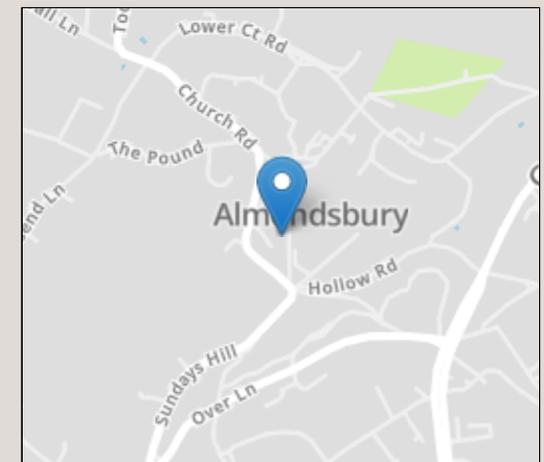
Almondsbury is the first village to the north of the M4/M5 interchange, ideally suited for commuters looking for a more rural lifestyle whilst remaining within easy reach of the city of Bristol. It has a popular primary school at the heart of the village (Ofsted 'Outstanding' 2017). A little further 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

- Detached Period Property Located In The Heart Of Lower Almondsbury Village
- Four Double Bedrooms Plus Study
- Spacious Main Lounge With A Dual Aspect And Open Fire
- Snug With Wood Burning Stove
- Bespoke Kitchen/Diner With Double Belfast Sink, Esse Range Oven And Integrated Dishwasher
- Large Utility, Stores And Cloakroom
- Gated Courtyard Front Garden And A Generous Enclosed Rear Garden
- Outbuilding To The Rear For Gym/Studio/Home Office
- Off Street Parking And Garage Store

Directions

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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	51	66
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



