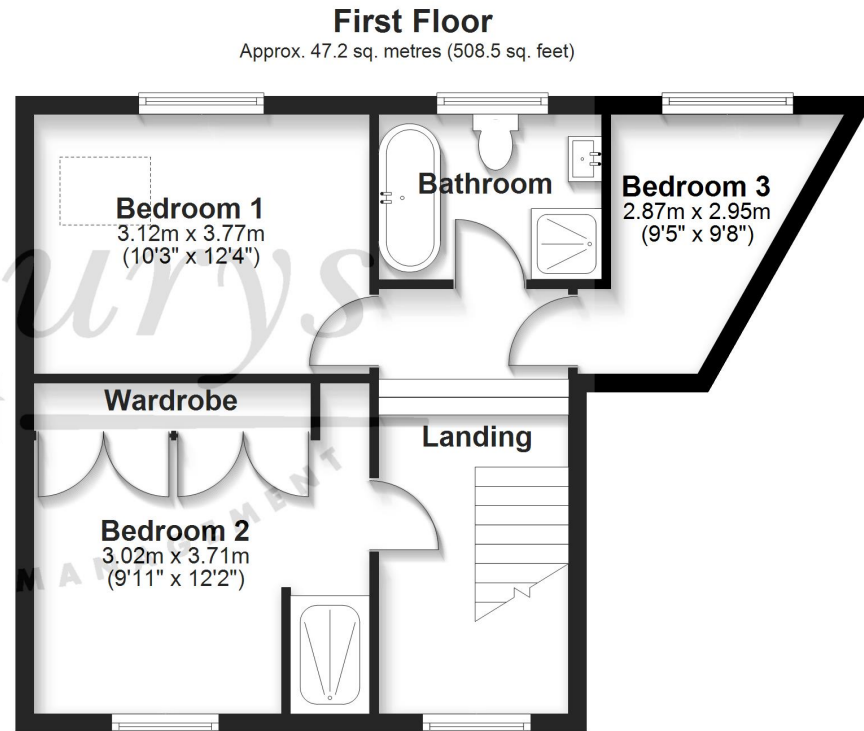
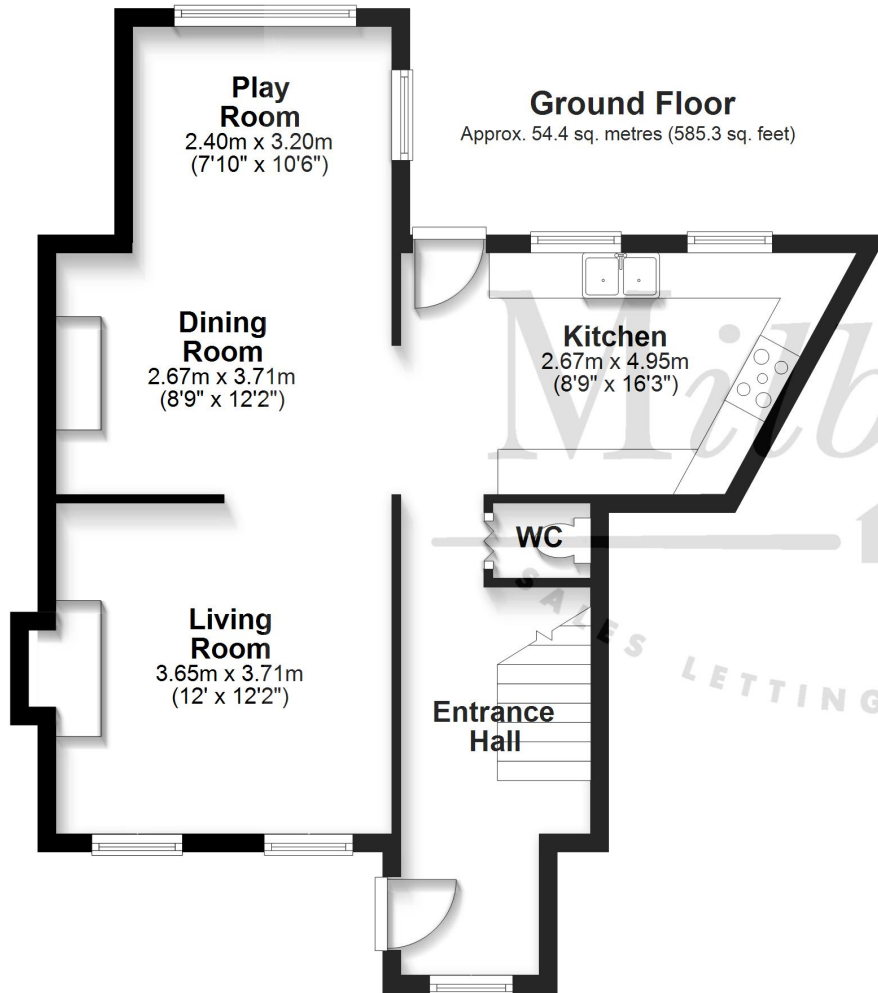






Total area: approx. 101.6 sq. metres (1093.8 sq. feet)

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

Mayridge, 13 The Square, Alveston, Bristol, Gloucestershire BS35 3PE

This charming semi-detached cottage is nestled in the heart of one of the area's most desirable villages, offering the perfect blend of character, comfort and modern living. The welcoming entrance hall leads through to an impressive open-plan space, combining a well-appointed smart fitted kitchen with granite worktops, dining area with wood burner stove, playroom and inviting living room- ideal for everyday family life and entertaining, seamlessly blending character features with modern practicalities. A convenient downstairs cloakroom completes the ground floor. Upstairs, the property features three well-proportioned bedrooms and stylish family bathroom with separate shower cubicle. The second bedroom benefits from its own shower and built-in wardrobes, creating a private retreat. Outside the south facing picturesque cottage garden provides a peaceful setting to relax or entertain, with plenty of space for children to play and adults to enjoy. Offering versatile accommodation in a highly-sought after location, this beautiful cottage is a rare find, arrange your viewing today!

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 and St. Helen's Primary School, plus a useful parade of shops - including an award-winning butcher, a post office, a public house and a wonderful cafe. The market town and local centre of Thornbury is 1.3 miles to the north.

Property Highlights, Accommodation & Services

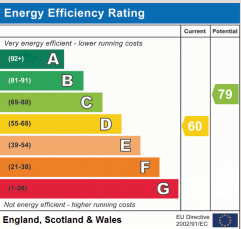
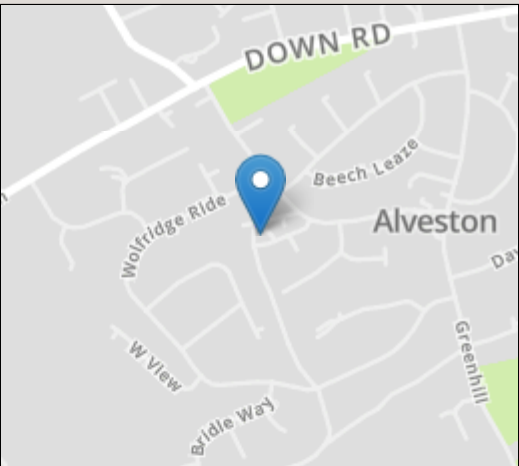
- Highly Sought After Location In The Heart Of Alveston Village
- Charming Three Bedroom Character Cottage
- Open-plan Living With Character Features
- Beautifully Designed Fitted Kitchen
- Ground Floor Cloakroom For Added Convenience
- Three Bedrooms And Smart Family Bathroom
- South Facing Picturesque Cottage Garden

Directions

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

Tenure - Freehold

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



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