



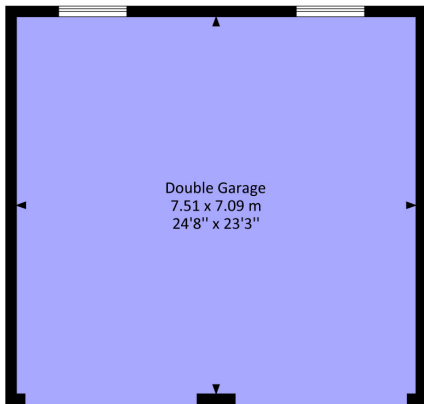
Woodlands, Tockington Lane, Almondsbury, Bristol, BS324EB

Internal Area (Approx)

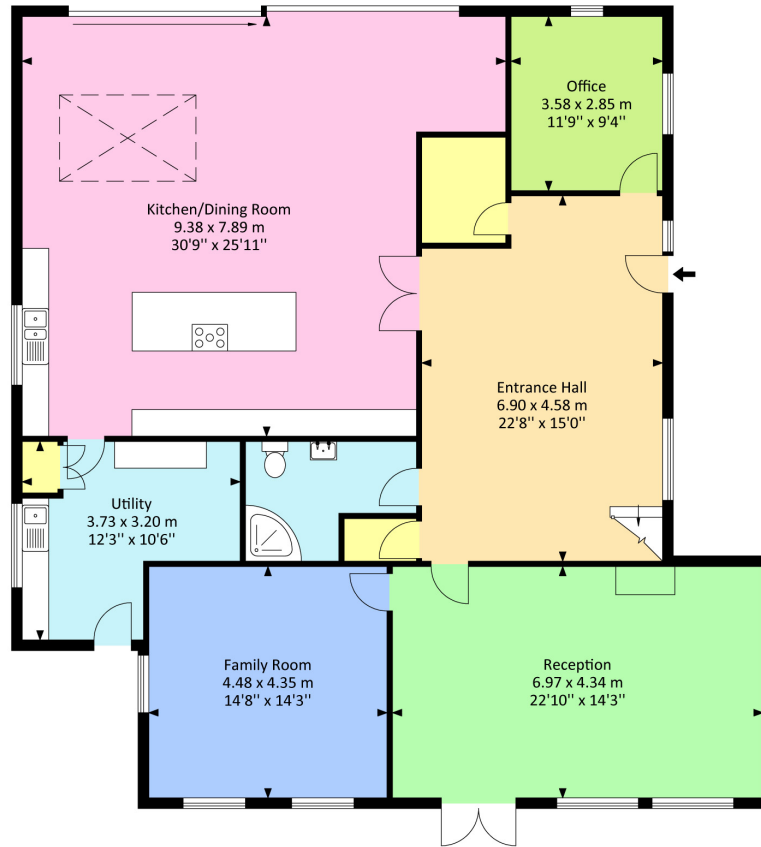
345.30 Sq.M / 3716.90 Sq.Ft

For identification only. Not to scale.

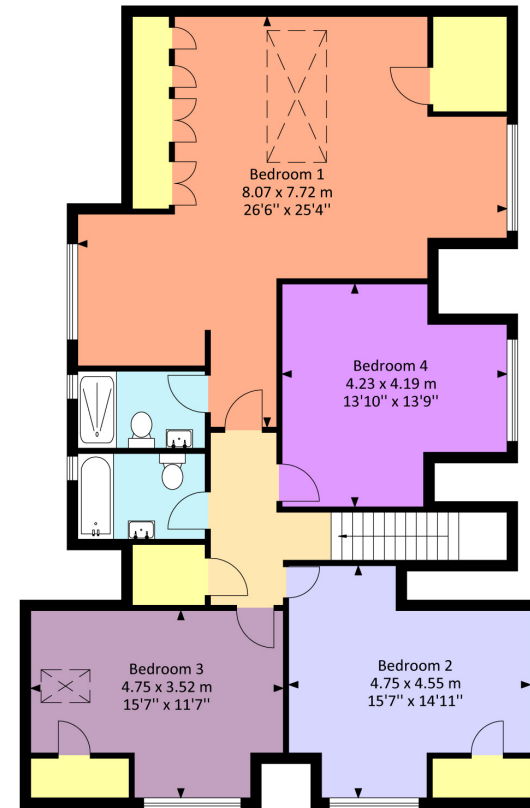
Produced by Energy Plus



Garage



Ground Floor



First Floor

Woodlands, Tockington Lane, Lower Almondsbury, South Gloucestershire BS32 4EB

We are delighted to offer for sale this stunning and unique home with far-reaching country views, set back behind mature trees and hedgerows. A bridleway to the side connects to a footpath leading across the neighbouring fields and orchards right into the village. It sits in an enviable plot of circa 2.3 acres, stretching out behind. Fantastic open space for children to run and let off steam, with great potential for equestrian use, a double garage tucked away to one side and plenty of parking. Lower Almondsbury is popular with all age groups with its wide range of local amenities, its village school and its close proximity to Bristol. Once inside this beautifully extended and refurbished home, the large welcoming hallway leads to amazing family space including a dual-aspect living room with wood-burning stove, a playroom/additional ground-floor bedroom (with shower room adjacent), a useful study and a generous utility/boot room. Double doors lead through to the main feature of the property, the most impressive kitchen/dining/family room - so much space and so adaptable, with light flooding in through the lantern roof. There is a quality fitted kitchen area and central island at one end, sliding doors at the other, with a delightful open aspect across the grounds and beyond - what a place to entertain in! Upstairs there are four double bedrooms, each with high vaulted ceilings, plus the family bathroom. The principal bedroom is triple-aspect, making the most of the views, with a dressing area, built-in wardrobes and an en-suite. What an opportunity to acquire a truly individual home in such a lovely plot!

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, Tockington Manor School is a few minutes drive and Marlwood Secondary School (www.marlwood.com) is approximately 4 miles to the north. 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 Mary's, The Bowl public house, the doctor's surgery and dental practise. 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

- An Individual Architect Designed Detached Modern Home Situated On The Edge Of Lower Almondsbury
- Grounds Extend To Circa 2.3 Acres
- Walking Distance To Village Amenities And Country Rambles From the Threshold
- Superb Ground Floor Accommodation Including A Fantastic Kitchen/Dining/Family Room (9.38m x 7.89m) With Bi-Fold Doors To Outside
- Presented To a High Standard Throughout, Perfect For Family Living And Entertaining
- Refurbished And Extended Within The Last Five Years
- Large Entrance Hall, Lounge, Study, Playroom/Bedroom Five, Shower Room
- Four Double Bedrooms Including Triple Aspect Principle Bedroom With Separate Dressing Area And En-Suite
- Double Garage, Tarmac Driveway And Parking For Several Vehicles

Directions

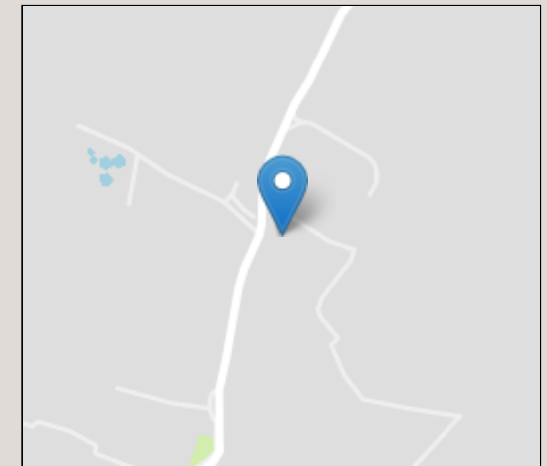
Heading north on the A38 from J16 of the M5, cross over the M4, through the traffic lights, then left into Fernhill. Drop down the hill and turn left at the bottom into Tockington Lane. Proceed under the motorway heading towards Almondsbury Village. Pass the Merebrook Farm on the right and Woodlands is the very next entrance on your left.

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

Tenure - Freehold

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	2002/91/EC







