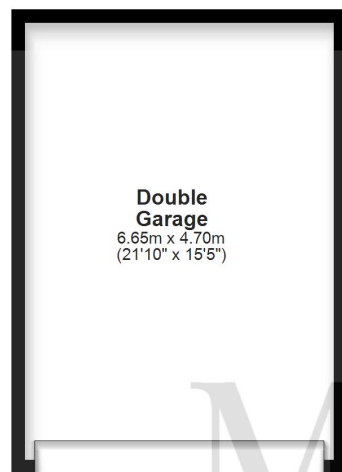




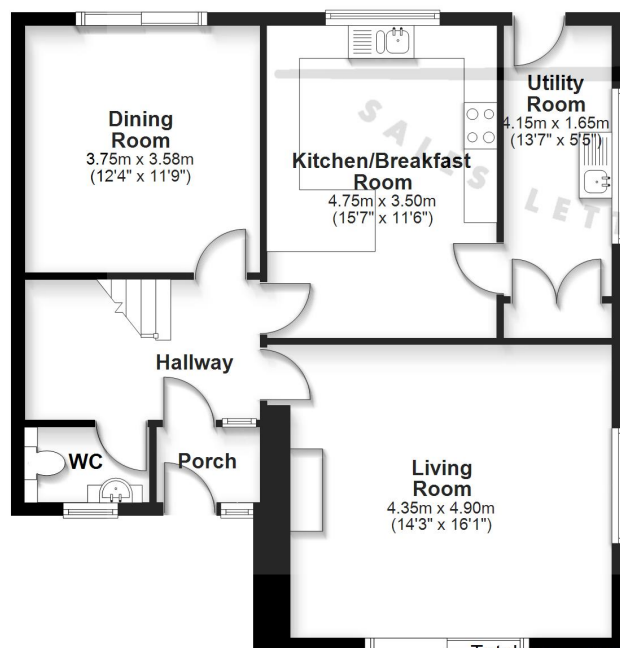
Integral Garage

Approx. 31.3 sq. metres (336.5 sq. feet)



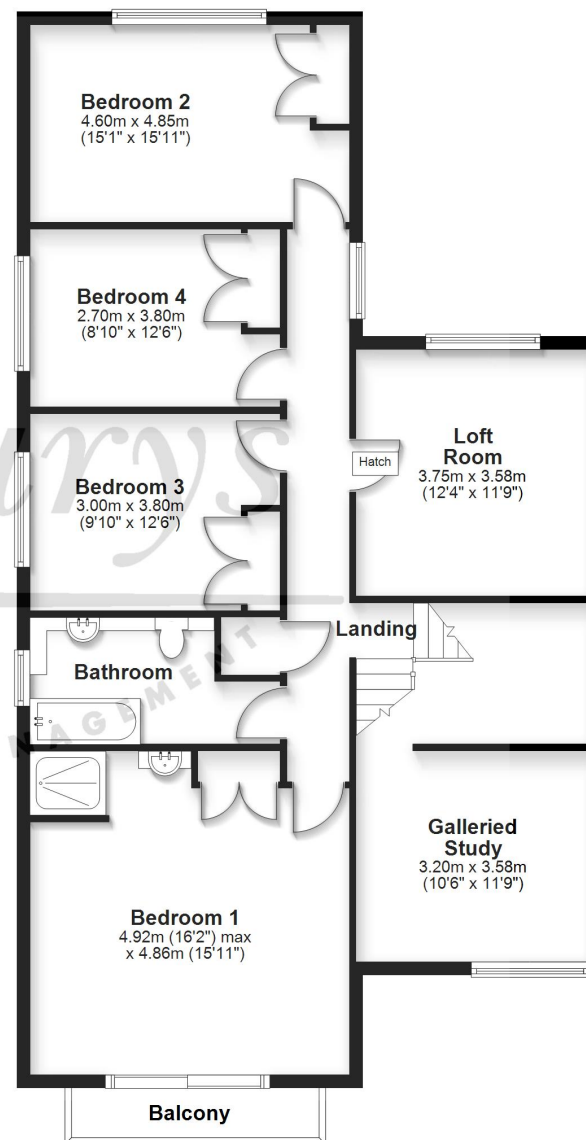
Ground Floor

Approx. 75.5 sq. metres (813.0 sq. feet)



First Floor

Approx. 118.9 sq. metres (1279.4 sq. feet)



Total area: approx. 225.7 sq. metres (2429.0 sq. feet)

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

2 Denys Court, Olveston, South Gloucestershire BS35 4DW

This distinctive detached village home enjoys a corner plot, in an elevated setting with country views over the roof-tops of neighbouring homes towards the Severn Bridge in the distance. It benefits from a central location convenient for village amenities - the primary school, the shop, the parish church and the pub - not forgetting some lovely country walks. Split-level in design, it includes a dual-aspect lounge with a fireplace and patio doors letting light flood in, a separate dining room – again with patio doors, plus a galleried study with views through the window. The fitted kitchen/breakfast room includes a breakfast bar and integrated appliances, plus a generous utility room adjacent. The principal bedroom opens onto a full-width balcony, with open views, fitted wardrobes and an en-suite shower in the corner. There are three further bedrooms, each with built-in wardrobes, a loft room with great potential, plus the family bathroom. There is an integral double garage with plenty of parking in front and practical benefits that include Upvc double-glazing and oil central heating. The front and side of the property are screened by mature shrubs and a lovely monkey-puzzle tree. The rear garden is quite private, backing onto an old stone wall, mainly laid to lawn with a patio to the immediate rear and a further elevated terrace in a rear corner, perfect for enjoying some sunshine – weather permitting! A great opportunity to personalise and update a fabulous family home in a highly desirable village setting.

Situation

Olveston is one of the premier South Gloucestershire villages, quite self-contained with a village store/post office, a village pub, 'The White Hart' and an excellent primary school. The nearest secondary school is Marlwood at Alveston, 2.3 miles to the north-east. The local centre and market town of Thornbury is 3.5 miles to the north-east and The Mall at Cribbs Causeway, off J17 of the M5, is 6 miles to the south. The Severn Bridge and J1 of the M48 is 2.5 miles to the north-west of the village, from where you can cross over to South Wales or connect with the M4/M5 interchange at Almondsbury.

Property Highlights, Accommodation & Services

- Distinctive Village Home On A Corner Plot
- Elevated Setting With Country Views
- Central Location Convenient For Village Amenities
- Split-Level Design
- Lounge With Fireplace, Dining Room, Galleried Study
- Kitchen/Breakfast Room, Utility Room
- Principal Bedroom With Balcony, Views And En-Suite Shower
- Three Further Bedrooms, Loft Room, Family Bathroom
- Integral Double Garage, Off-Street Parking
- Upvc Double-Glazing, Oil Central Heating

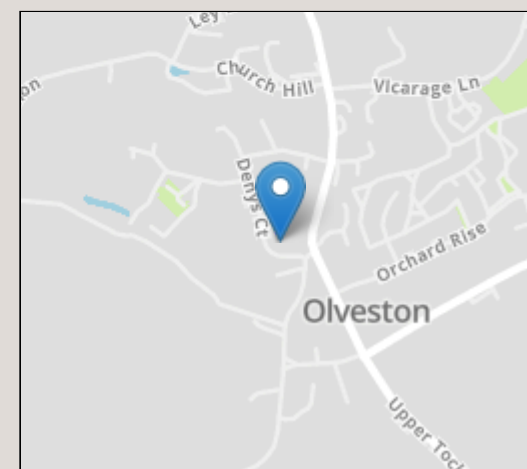
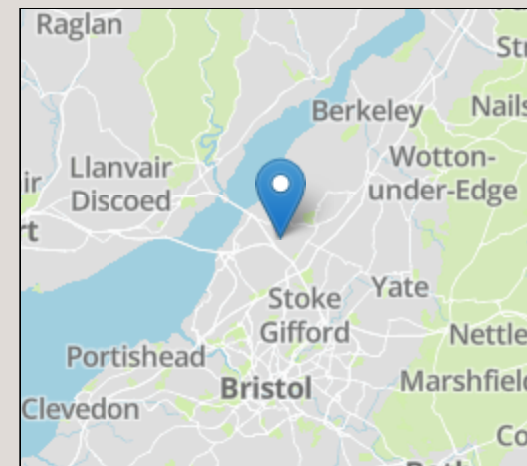
Directions

Travelling into the village from the direction of Olveston, look out for the village shop on your left hand side. Turn left just before then immediately right into Denys Court. No.2 is the first property on the right hand side.

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

Tenure - Freehold

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



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