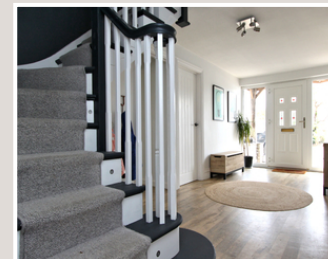
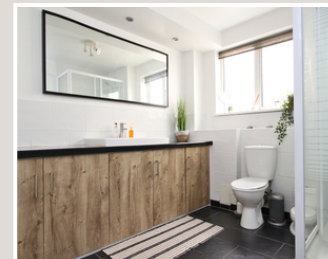


Total area: approx. 213.7 sq. metres (2299.7 sq. feet)

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



6 Oaklands Drive, Almondsbury, South Gloucestershire BS32 4AB

A substantial and beautifully presented family home in a much favoured location, a short distance from the public footpaths, bridle ways, local shop and pub of Lower Almondsbury and yet a stone's throw to the M5 make this a property we can't wait to invite you inside of! Set over two floors, the welcoming entrance hall provides plenty of space for coats and shoes and introduces this property as offering practical living space yet stylish in design throughout. To the left, the snug offers additional reception space and creates versatile downstairs accommodation and to the right the all important playroom/office. The real hub of the home and encompassing the rear of the property is the fantastic kitchen/dining/living area. Flawlessly presented with navy units, gold detailing, granite worktops and brick splash back creating a contemporary yet homely feel. There is plenty of space for a sizeable dining suite and the bi-fold doors invite the outside in in the summer months. Downstairs is completed with useful shower room and utility area with access to the rear. Upwards and there are four generous bedrooms, the principle hosting built in wardrobes, dressing area and pristine en-suite bathroom. The family bathroom hosts both bath and freestanding shower. The home sits on a sizeable, level plot, with a large gravel drive welcoming you in to the property and the rear is laid mainly to lawn with decked area providing the perfect space for alfresco dining! Benefits include gas central heating, UPVC double glazing and outdoor home office/gym. A perfect example of a stunning family home in a superb location looking to be taken on in new stewardship and to be enjoyed for years to come.

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

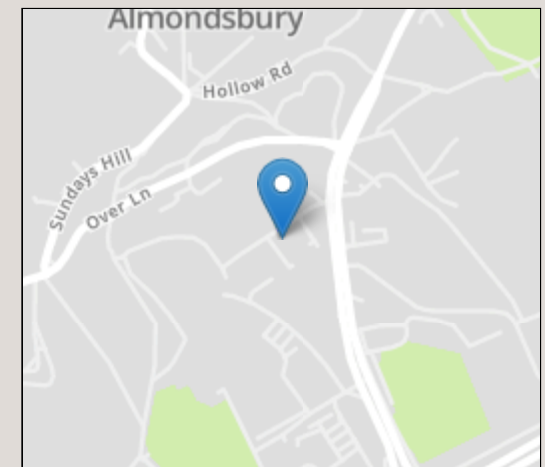
- Four Bedroom Detached Family Home In Almondsbury
- Fantastic Kitchen/Dining/Family Room With Bi-Fold Doors To The Garden
- Two Further Reception Rooms
- Four Generous Bedrooms
- Principal Bedroom With Bespoke Fitted Wardrobes and En-Suit Shower Room
- Family Bathroom With Separate Shower Cubicle And Additional Shower Room
- Utility
- Spacious Enclosed Rear Garden With Home Office/Gym And Outdoor Entertaining Area
- Off Street Parking for Four Cars

Directions

From J16 of the M5 take the A38 north. Almost immediately, at the top of the rise, take your second left into Oaklands Drive. No.6 will be a short way along on the right hand side.

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

Tenure - Freehold



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	58	70
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	

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