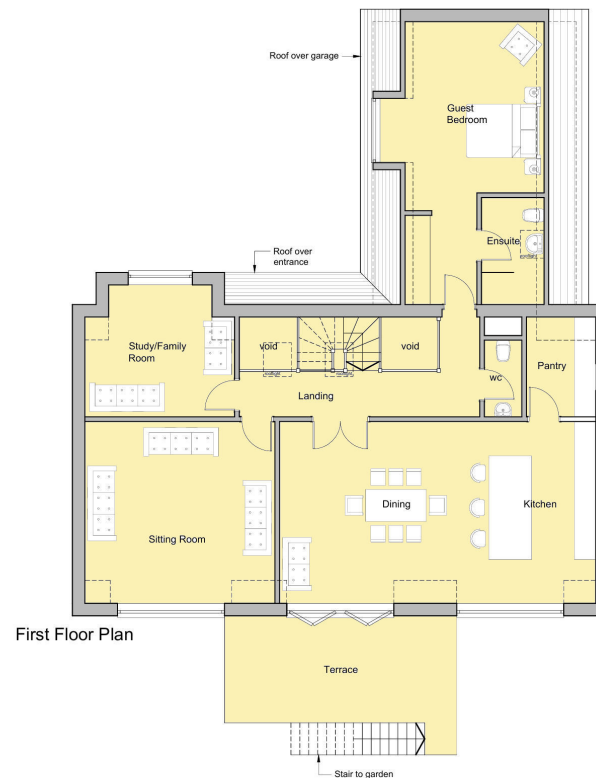
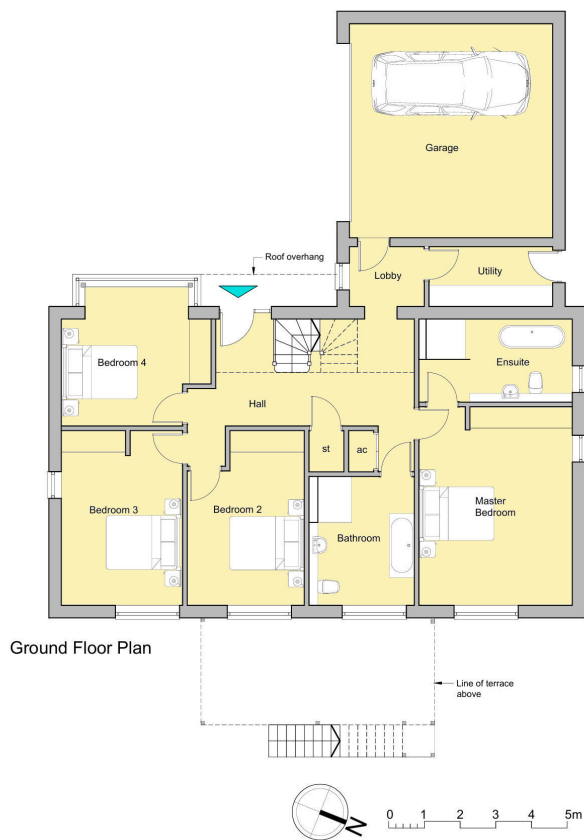




Workings (dis)

Unique Village Development Plot, The Inner Down, Old Down, South Gloucestershire, BS32 4PR

P.O.A.



Proposed House
 The Inner Down, Old Down, Tockington BS32 4PL
 BRISTOL DESIGN & ARCHITECTURE LTD
 1 Rayens Cross Road Long Ashton BS41 9EA
 07821 335 870 rjm@bristoldesigna.co.uk

Drg no **SK-101B**
 Chartered Architect
 E814
 Jan 2024



Unique Village Development Plot, The Inner Down, Old Down, South Gloucestershire BS32 4PR

Unique Village Development Plot. Have you been searching for that perfect village home and yet to find that unique design which ticks so many of your boxes? Have you perhaps considered a bespoke self-build instead? Tucked away in the lovely South Gloucestershire village of Old Down is this individual plot of circa 0.235 acres, backing onto woodland. There are rural rambles right from the front gate and the welcoming fire of the village pub just a short stroll in the opposite direction. The plans illustrate a stunning 'upside down' design, circa 308m²/3300 ft², with first floor living space opening onto a raised terrace behind - maximising the elevated tree-lined outlook, with stairs down to the garden – perfect for al-fresco entertaining. A grand galleried entrance hall and landing lead up to the main sitting room and the separate study/family room. A spacious open-plan kitchen/dining/family room runs across the rear, with bi-fold doors opening onto to the aforementioned terrace - 'bringing the outside in'. There are five bedrooms overall. The guest suite on the first floor features built-in wardrobes and an en-suite shower room. All the other bedrooms are downstairs – the principal bedroom with an en-suite bathroom and the remaining bedrooms sharing a full family bathroom, all with built-in storage/wardrobes. Additional practical spaces include a pantry, a utility room and a cloakroom, plus an integral double garage with an internal courtesy door. To arrange a walk around the plot or to discuss the plans in more detail, please contact Milburys in Thornbury. Planning references: P24/02043/F and P25/02192/RVC.

Situation

The village of Old Down is situated approximately 2.5 miles to the local centre of Thornbury, 1.2 miles to the south-west of Marlwood Secondary school (www.marlwood.com), 4.5 miles to the north of the M4/M5 interchange and 7.3 miles north of Bristol Parkway station. The neighbouring villages of Alveston and Olveston provide a good range of local shops. Old Down boasts an excellent public house, 'The Fox', a cricket club (www.olddowncricketclub.co.uk) and Old Down Estate Country Park (www.olddownestate.co.uk). It is surrounded by open countryside and woodland walks.

Property Highlights, Accommodation & Services

- Unique Village Development Plot For A Bespoke Detached House
- Stunning 'Upside Down' Design, Maximising The Elevated Tree-Lined Outlook
- Circa 308 m²/3300 ft² - Ground floor 126.0m², 1st Floor 148.4m², Garage 34.2m² • Plot Circa 0.235 Acres, Backing Onto Woodland
- No-Through Lane Setting Leading To Country Walks • Grand Galleried Entrance Hall And Landing
- First Floor Sitting Room And Separate Study/Family Room • First Floor Open-Plan Kitchen/Dining Room Opening Onto Raised Terrace
- Five Bedrooms Overall - Principal And Guest Bedrooms Both En-Suite • Double Integral Garage, Utility Room, Pantry, Cloakroom

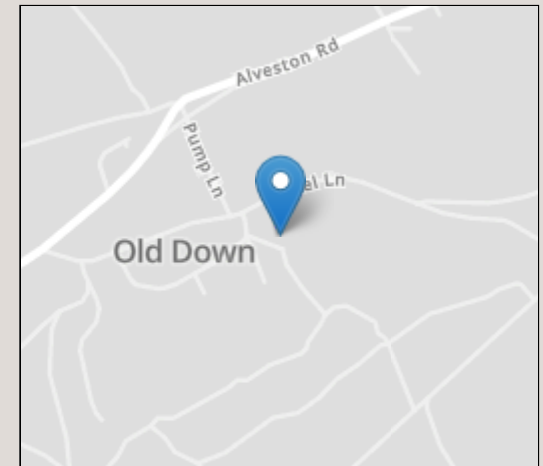
Directions

Old Down is situated to the west of the A38 between Almondsbury/Tockington and Alveston. This part of The Inner Down is a short no-through lane ending in a footpath through the woods. Using What3Words - 'newest.village.highlighted'.

Local Authority & Council Tax - South Gloucestershire - Tax

Tenure - Freehold

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



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Rear Elevation

North Side Elevation



First Floor Plan

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Front Elevation

South Side Elevation



Ground Floor Plan

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0 1 2 3 4 5m

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0 1 2 3 4 5m



Front Elevation

South Side Elevation

Rear Elevation

North Side Elevation



Proposed Site Plan

Proposed House
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0 1 2 3 4 5m

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0 1 2 3 4 5m

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