

Milburys

SALES LETTING MANAGEMENT



11 Glebe Field, Lower Almondsbury, South Gloucestershire BS32 4DL

£835,000

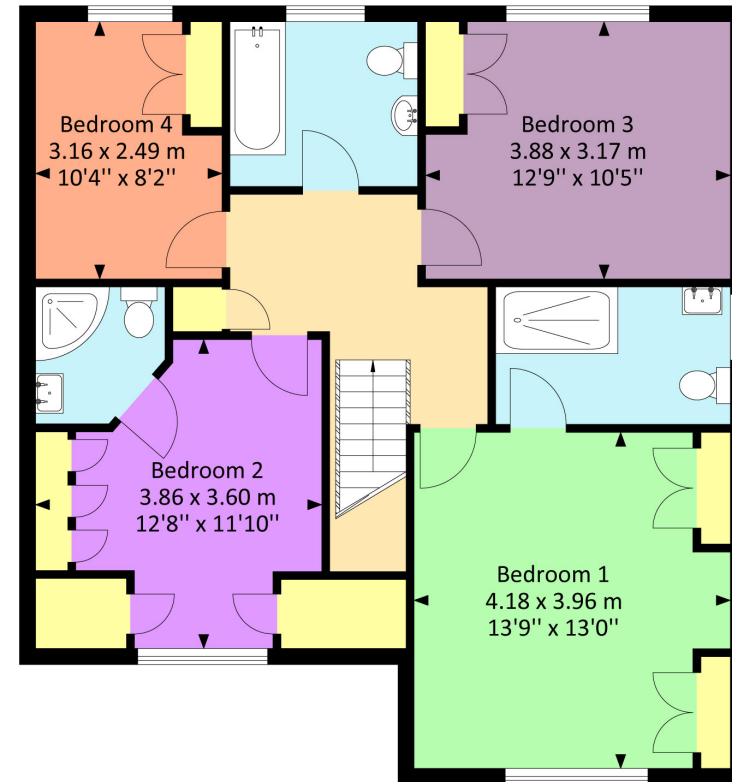
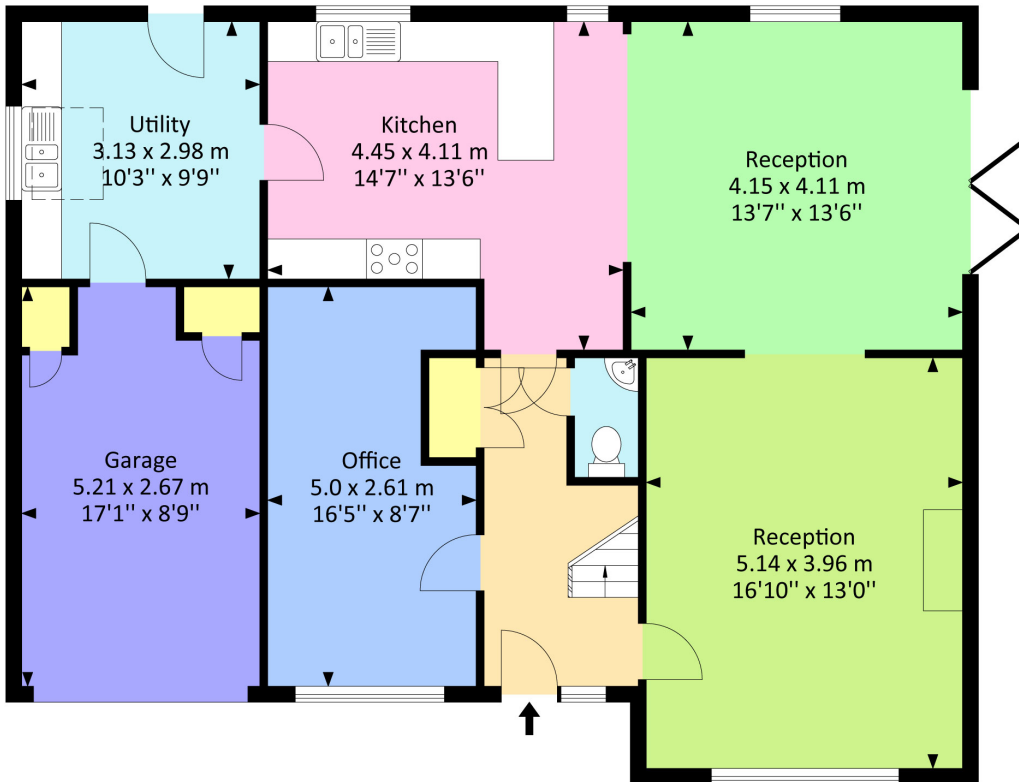
11 Glebe Field, Almondsbury, South Gloucestershire, BS324DL

Internal Area (Approx)

176.30 Sq.M / 1898.10 Sq.Ft

For identification only. Not to scale.

Produced by Energy Plus



Ground Floor

First Floor

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This stunning detached home is nestled in a select village development, boasting an elevated position at the top of the cul-de-sac offering a stunning outlook over adjacent rooftops towards the Severn Estuary and beyond. The property features superb living spaces, including an impressive open-plan kitchen/dining/family room with bi-fold doors leading to an al-fresco dining area - ideal for hosting family and friends. The lounge includes an open fireplace, complemented by a separate study/playroom – perfect for remote work, plus a cloakroom, a spacious utility room and a combined gym/garage. On the first floor, the principal and guest bedrooms each benefit from an en-suite shower room, while the two additional bedrooms share a sleek, modern family bathroom. The generous corner plot features a wooded backdrop ensuring privacy and seclusion, with beautifully landscaped gardens, paved seating areas and a raised lawn that enjoys a sunny southerly orientation when the weather allows! All this is just a short stroll from the village school, pub, community shop and scenic country walks. Highly recommended!

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

- Stunning, Detached Family Home
- Highly Sought-After Village Location
- Far Reaching Views From Front-Facing Windows
- Generous Private Garden With Southerly Aspect
- Contemporary Finish With Open-Plan Kitchen/Dining/Family Room Living Space
- Bi-Fold Doors To Al-Fresco Dining Area
- Integral Garage/Gym, Utility Room
- Lounge With Open Fireplace, Separate Study/Home Office/Playroom
- Four Bedrooms, Two En-Suite Shower Rooms, Family Bathroom
- Upvc Double-Glazing, Oil Central Heating, Mains Drainage

Directions

Travelling north along the A38 from the M5, take your 5th left into The Scop. Glebe Field is at the bottom of the hill, on the left hand side. Once in the cul-de-sac follow the road round to the left and No.11 is at the top, facing you.

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

Tenure - Freehold

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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