



A period home of immense charm with exceptional beautifully tended grounds.

Over Lane, Almondsbury, Bristol, BS32

Guide £1,195,000 Freehold

savills



Drawing room and sitting room • Kitchen/breakfast room • Family room, study and a bathroom • Three first floor bedrooms • Family bathroom and en suite • Garage and off street parking • Grounds of circa 1.4 acres

Local Information

Almondsbury includes a wide variety of amenity including a regarded primary school, parish church, public house, community shop, dentist and doctors. There are direct bus routes to Bristol City Centre and Cribbs Causeway with the A38 giving access to the M5 and M4 motorway networks. Bristol's commercial centre is circa 10.2 miles and the market town of Thornbury, a number of shops suitable for day to day living. For national travel, Bristol Parkway Train Station has an extensive service to many cities nationwide.

About this property

Believed to date to the 17th Century, this lovely period home occupies truly delightful grounds of circa 1.4 acres. With a backdrop of open countryside to the rear this is a wonderful village home in close proximity to a range of amenities offered in Almondsbury and perfectly placed for those requiring swift access to the motorway network, Bristol and Parkway station.

The home offers a great deal of charm exuding a relaxed and comfortable ambiance and benefitting from a good deal of natural light throughout. Immediately to the front of the

property is a gravelled driveway providing parking for a number of cars in addition to the three garages. Without doubt, the gardens are a very special feature of the property and they have been beautifully planted and cared for during the long ownership of the current vendors. The south facing terrace is a perfect spot for entertaining family and friends and enjoys a fine aspect across the large expanse of lawns and colourful stocked flower borders. From the first lawn, two steps lead down to a further 'grassed' area with an ornamental pond and bordered by a superb display of mixed daffodils providing a flash of early Spring colour. The lower lawn is interspersed by numerous specimen trees with clipped hedging to one side running the full length of the grounds and attractive stone walling bounding the lane. There are two useful storage sheds and a greenhouse/summerhouse set off the rear of the single garage. The gardens extend around the house with a feature well and a very well sheltered rather secret garden enclosed with tall evergreen hedges and neatly shaped ornamental shrubs.

A deep canopied porch opens to the large and welcoming



entrance hall with central feature staircase rising to the first floor. On entering there is immediately a sense of the age of the home with characterful exposed beams and wonderful deep set window reveals. A glazed doorway to the far end of the hall provides a tantalising glimpse of the garden to the rear. To either side of the hallway are two large sitting rooms, double glazed and very effective in reducing the impact of any passing traffic. A small ground floor cloakroom is situated under the stairs with a doorway to the second reception featuring a further stone built fireplace and display hearth. In 1986 and subsequently in 1994, the far end of the property was extended to create a very bright kitchen/family room from which to enjoy the garden views. Sliding doors open directly to the terrace. The well fitted kitchen features oak work surfaces, one and a half bowl sink with four burner induction hob and twin Bosch oven and twin fridges. There is a useful utility space with plumbing for washing appliances and further storage cupboards and doorway to the side. The second phase of the extension was the addition of the first floor in which a staircase leads from the kitchen to a flexible space currently used as a study and quiet third sitting room but others may choose to use these as two further bedrooms benefitting from the additional

bathroom at this end of the home.

The main staircase leads to an enormous open landing leading to three family bedrooms; the principal with an en suite shower room and the two others sharing a smartly appointed bathroom. It is worth noting that the current owners did consider utilising part of this landing to create an additional bedroom and adding a fourth bathroom, the drawings for which are available if so desired. As it is, the generous landing is a very pleasant, quiet reading space large enough to be utilised as an office for home working and with a wide window enjoying a view over the farmland beyond.

Tenure

Freehold

Local Authority

South Gloucestershire Council

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Clifton Office.

Telephone:
+44 (0) 117 933 5800.





Approximate Area = 290.8 sq m / 3130 sq ft (Excluding Void)

Garages = 51.1 sq m / 550 sq ft

Total = 341.9 sq m / 3680 sq ft

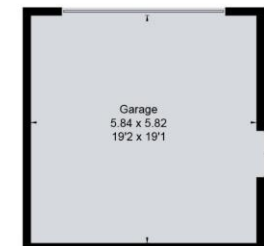
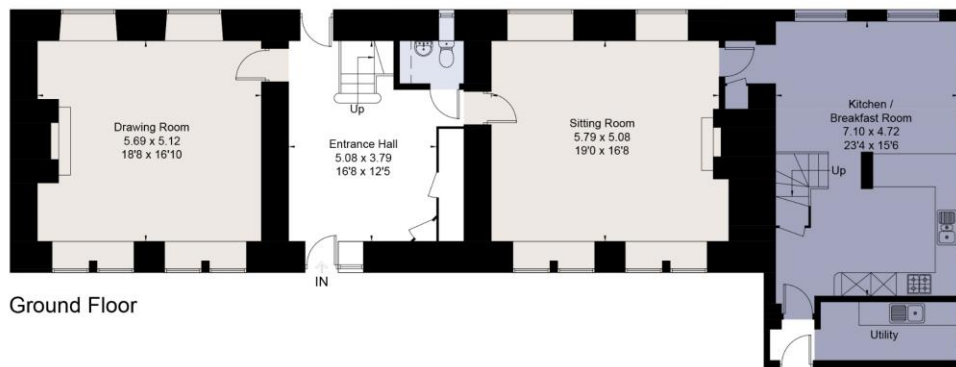
Including Limited Use Area (17.1 sq m / 184 sq ft)

For identification only. Not to scale.

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(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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