

# HUNTERS<sup>®</sup>

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## Orchard Rise

Olveston, Bristol, BS35 4DY

Guide Price £825,000



Council Tax: E





# 25 Orchard Rise

Olveston, Bristol, BS35 4DY

## Guide Price £825,000



If size matters and you are in search of a substantial family home then this impressive detached house offers extensive living accommodation spanning in excess of 2,600 square feet. The living accommodation is both flexible and versatile with various options and permutations for utilizing the space. But it doesn't stop there! In addition, there is a very large wrap around garden that holds planning permission for the erection of a further detached dwelling, making it ideal for those in search of a property that could support adjacent multi generational occupation.

### Entrance

Via hardwood front door opening to;

### Porch

Substantial structure with double glazed windows to the front, cloaks cupboard and additional storage cupboard. Attractively tiled floor. Radiator and part glazed door opening to;

### Living Room

24'10" (max) x 23'11" (max) L-shaped (7.58m (max) x 7.29m (max) L-shaped)

Large open plan "L-Shaped" room with double glazed windows to the front, feature brick chimney breast and built in display wall units and extensive TV-HI FI shelving. Open plan staircase rising to first floor and step up to raised dining area with double glazed French doors opening to rear garden. Radiators

### Kitchen

14'6" x 10'4" (4.42m x 3.17m)

Double glazed window to rear. Range of various floor and wall units with work surfaces incorporating sink unit. Central Island incorporating gas hob with extractor fan over. Integral double Neff oven and under floor heating

### Rear/Inner Lobby

Part glazed hardwood door to front and stable door opening to rear garden. Door providing access to integral double garage/workshop and staircase down to cellar. Under floor heating

### Utility Room

9'3" x 8'11" (2.84m x 2.72m)

Double glazed window to rear. Range of floor and wall units incorporating work surfaces with sink unit, wall mounted gas central heating boiler. Under floor heating

### Cloakroom

W.C, wash hand basin and tiled shower enclosure

### Cellar

12'7" x 9'0" (3.84m x 2.75m)

Full height dry cellar with power

### First Landing (Extension side)

Double glazed window to rear. Door providing access to concealed space saving stairs that rise to the loft room

### Bedroom 1

15'10" x 13'7" (4.83m x 4.16m)

Double glazed window to front and radiator

### En-Suite

Double glazed window to front, W.C. vanity unit incorporating wash hand basin with tiled shower enclosure. Radiator

### Dressing Room

Incorporating Shelving with hanging rails

### Bedroom 2

12'8" x 12'8" (3.88m x 3.88m)

Double glazed window to rear, built in cupboard with shelving and radiator

### Loft Room/Play Room

22'8" x 19'6" (6.93m x 5.95m)

Double glazed skylights, access into eaves. 2 x radiators

### Second Landing (Original house)

Access to loft

### Bathroom

11'11" x 7'4" (3.64m x 2.25m)

Obscure double glazed window to rear. White W.C, vanity unit incorporating wash hand basin, panelled bath and tiled shower enclosure. Radiator

### Bedroom 3

17'3" x 13'1" (5.28m x 4.0m)

Double glazed window to front, built in wardrobes and radiator

### Bedroom 4

32'5" x 10'4" (9.90m x 3.17m)

Double glazed window to rear. Built in cupboards, wardrobes and chests. Radiator

### Study/Office

8'11" x 7'5" (2.72m x 2.28m)

Double glazed window to front, built in cabin bunk and cupboard

### Front Garden

Attractively landscaped and established area incorporating numerous specimen shrubs and bushes with large established Maple

### Rear Garden

Large established and private gardens with paved patio, lawn, rose beds and various shrubs with Sycamore tree and conifer screening

### Double Garage/Workshop

22'1" x 15'5" (6.75m x 4.71m)

Substantial workshop that incorporates work benches and racking. Double electric up and over door to the front, power and light

### Parking

Driveway and additional hardstanding providing parking for several vehicles

### Planning Permission

South Gloucestershire Application number; P25/00633/O

Approved for the erection of 1 x detached dwelling  
Granted 19th September 2025 (subject to conditions)

### Anti Money Laundering

"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted"

### Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; South Gloucestershire Band E



Road Map



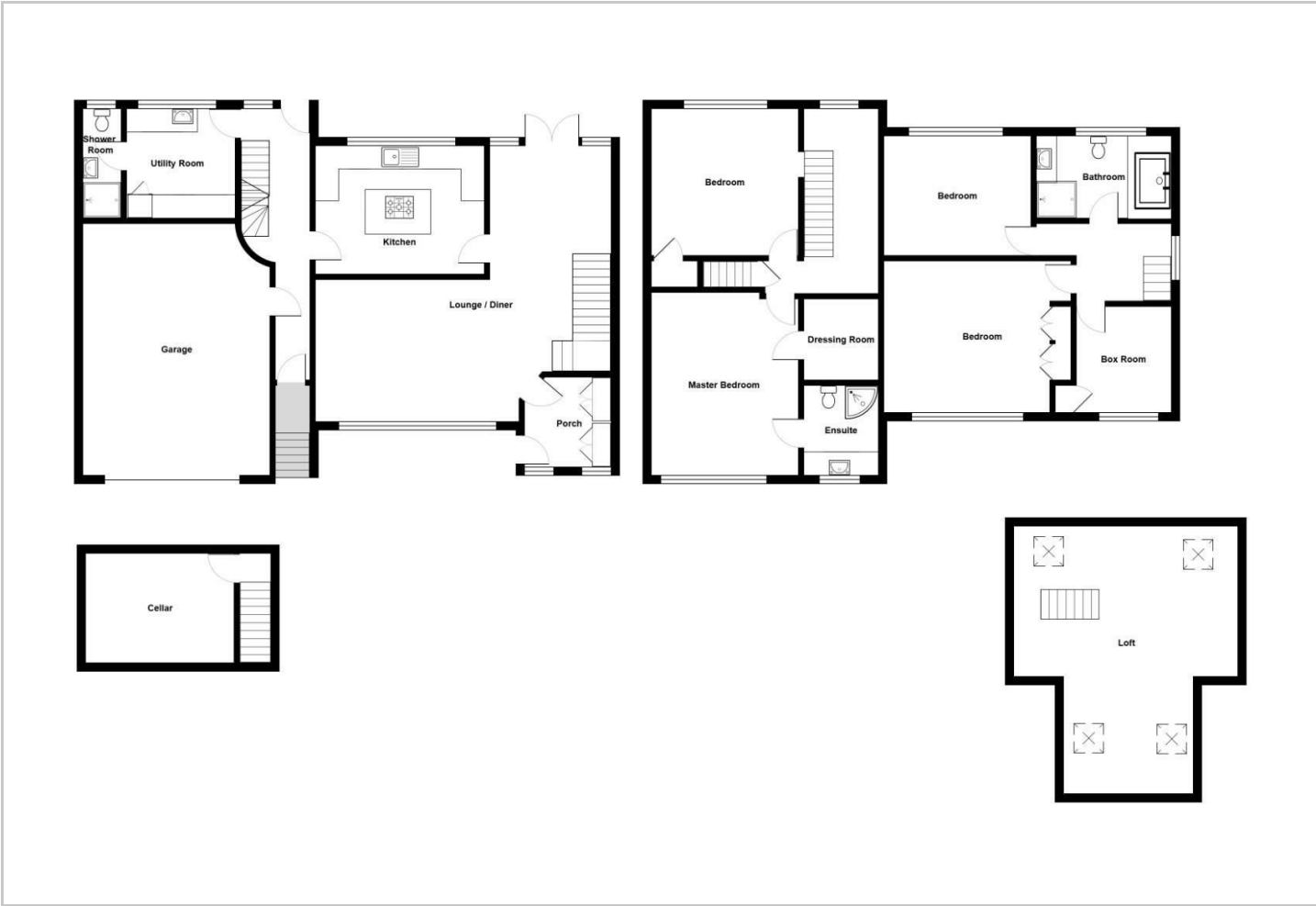
Hybrid Map



Terrain Map



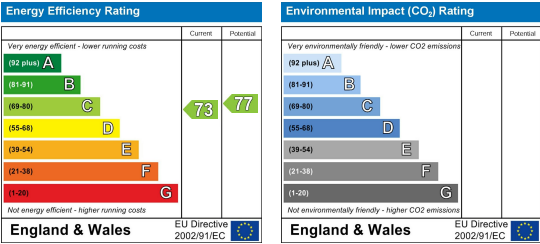
Floor Plan



Viewing

Please contact our Hunters Thornbury Office on 01454 411522 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.