



Conifers

Hollow Road, Almondsbury, Bristol, BS32 4DP



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A turnkey, architecturally remodelled and extended, family home with a high specification throughout, landscaped gardens of circa half an acre, a home office/gym and integral double garage in the highly popular village of Almondsbury.

Detached, modern, family home with a generous footprint totalling 3176 square feet and a high specification throughout | Architecturally remodelled, refurbished and extended by the current owners with further annex conversion potential for multi-generational living or income generation | High spec, open plan kitchen dining room with Neff/SMEG appliances, breakfast bar and separate utility | Sun terrace with far reaching, west facing views and two further al fresco dining terraces | Light, dual aspect sitting room with gas burner, formal dining room and a study | Five double bedrooms and five bath/shower rooms, three of which are en suite | Stunning entrance hall with high vaulted ceilings and abundant natural light | Integral, double garage, driveway and ample parking for multiple cars | Private and secure, landscaped and lawned, wrap around gardens of circa half an acre with a garden gym / home office pod and cat 6 broadband | No onward chain | EPC: C

Situation

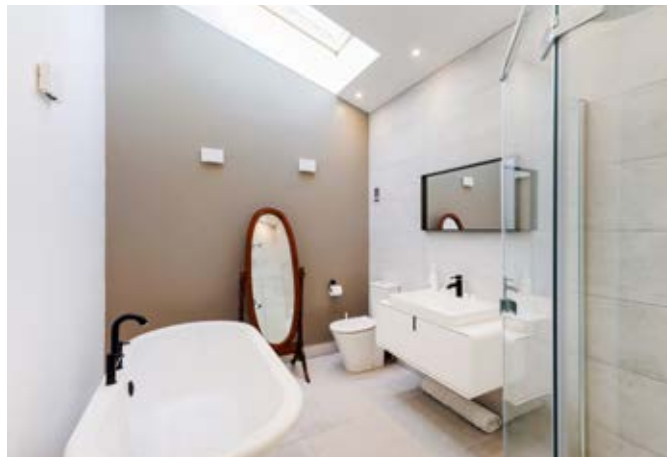
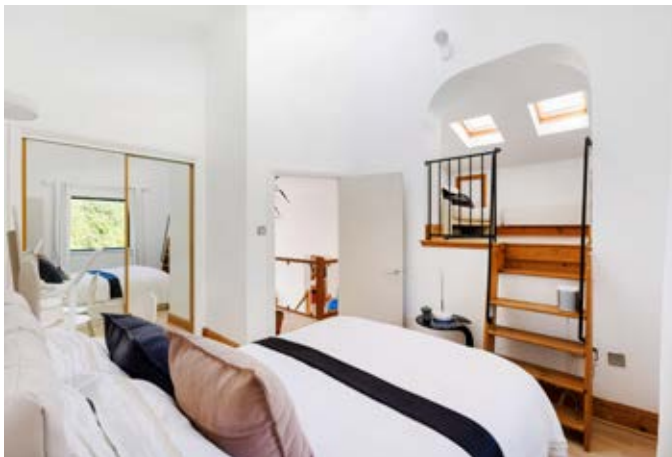
Nestled in the heart of the popular village of Almondsbury, Conifers combines a wonderful sense of privacy and spaciousness with all the convenience and amenity this highly desirable village offers. The village is an excellent location for commuters looking for a rural lifestyle yet within striking distance of Bristol and London.

The village itself benefits from a village shop, the church of St Mary's, a doctor's surgery, dental practice, large garden centre and excellent pubs in The Bowl Inn as well as The Fox in nearby Old Down. The Almondsbury Creative is also a fantastic arts, food and events hub bringing the community together. By way of schooling, the village Church of England Primary School is rated Ofsted Outstanding (2017) while the excellent Tockington Manor preparatory school is a mere 2.5 miles away. The historic market town of Thornbury is 4.8 miles distant with further excellent schooling as well as a leisure centre, golf course and abundant options for shopping and dining.

Almondsbury also provides very easy access to Bristol city centre (10 miles), Bristol Parkway (3.5 miles) for direct trains to London Paddington (circa 1 hour 15 minutes), Cribbs Causeway (3.1 miles) and the M4/M5 motorway networks (0.5 miles). Bristol airport is 19 miles away with flights to all major European destinations.







For Sale Freehold

A highly contemporary, stylish and luxurious home, built in the 1970's and refurbished, remodelled and extended by the current owners over the past 20 years. The property now makes for a practical and turnkey family home, set in half an acre, with a high spec finish, generous footprint, excellent energy efficiency and abundant natural light.

The house is approached via a long, tarmacked drive providing ample parking for multiple cars. The boundary is lined with towering conifers giving the property its name and providing a wonderful sense of privacy, security and exclusivity.

Porcelain steps lead up to a large, solid, timber front door which opens into a light and roomy entrance hall with fantastic, vaulted ceilings, stylish pendant Tom Dixon light fittings (by negotiation) and abundant natural light throughout. The hall has been refurbished entirely with a minimal, contemporary design and new internal doors have been fitted throughout the property. Premium quality engineered oak flooring runs throughout and a stunning, turned, hardwood staircase with glass balustrades provides access to the various levels. The property has been replumbed with a new boiler, hot water tank and designer radiators in the past 5 years (under a British Gas service contract). Black anodised aluminium, double glazed, argon filled windows and doors were installed throughout the property in 2017 (10 year guarantee), providing excellent energy efficiency.

On the first floor, facing west towards the Severn Bridges and Wales, lies the open plan, dual aspect kitchen dining room. The original kitchen and dining room were remodelled and refitted by the current owners to create a fantastic, highly sociable, open plan space. The kitchen is bespoke and of a high spec with Neff double oven / grills and five ring gas hob, Bergstrom extractor and a SMEG fridge freezer (by negotiation) and dishwasher. There is abundant, integrated storage throughout and a central peninsular with minerva worktops and breakfast bar provides a sociable spot to have a drink or eat breakfast. The adjoining dining area provides ample space for circa eight people. The utility is separate and accessed down a few steps to the ground floor with plumbing for white goods, an additional sink unit, plenty of storage and direct garden access.

The adjacent sitting room is generously proportioned and abundantly light with a south and west facing, dual aspect orientation. A gas burner provides comfort during the winter months, and the room opens out through tri-fold, sliding doors onto a superb, oak-framed sun terrace with a decking of ipe and iroko hardwoods and iron balustrades. The terrace also adjoins the kitchen via bi-fold, sliding doors providing a wonderful indoor/outdoor flow (a real feature of Conifers) with phenomenal, west facing views. Spectacular sunsets can be enjoyed from the terrace.

On the ground floor is an additional reception room which is currently used as a formal dining room with Tom Dixon lighting (by negotiation) and direct access to the rear garden terraces via bi-fold doors. This room sits next to a useful study with a shower room opposite. There is good potential here to create a self-contained annexe for income generation or multi-generational living. There is also an integral,



double garage with concrete flooring and a roller door which provides excellent storage. This could also be incorporated into an annex as required (subject to the necessary consents).

On the lower level are bedrooms three, four and five, all large, comfortable, double bedrooms with lovely garden views. These are served by a modern en suite Porcelanosa shower room and Porcelanosa family bathroom. The five bath/shower rooms were fitted in the past three years and are of a high spec, predominantly Porcelanosa with Grohe rain showers and taps.

Bedrooms one and two were added by way of an architecturally designed extension over the garage. These rooms are wonderful with abundant natural light, high vaulted ceilings and generous proportions. Bedroom two benefits from a skylight, bespoke, integrated, mirrored wardrobes, a raised dressing area and contemporary en suite shower room with Italian slate flooring. Bedroom one is superb with two skylights, a south facing Juliette balcony and full height glass doors, bespoke, integrated, mirrored wardrobes and a luxurious Porcelanosa bathroom with a further skylight, rolltop bathtub and separate, walk-in rain shower.

Outside

Externally, the landscaped grounds make up circa half an acre and wrap around the property with a border of tall conifers providing excellent privacy. The tarmacked driveway is long and runs down from Hollow Road with lovely lawns either side and ample space for parking multiple cars. The delightful gardens to the rear have been landscaped by the current owners to include two terraced lawns with retaining walls and a stone, stepped, overhead lit footpath down to the home office / gym. There are also two expansive, sandstone terraces providing ample space for al fresco dining and entertaining. A storeroom houses the boiler, pump and water tank, fitted circa five years ago. External lighting has been installed around the property and illuminate it beautifully after dark. All facias and guttering have also been replaced.

Completing the garden is a fantastic, bespoke-designed, fully insulated home office / gym with aluminium, double glazed windows and bi-fold doors, wall and spot lighting, Cat 6 broadband, cork flooring and a sunny south and east facing orientation with external timber decking. The room provides a highly versatile space in which to work, exercise, relax or entertain.

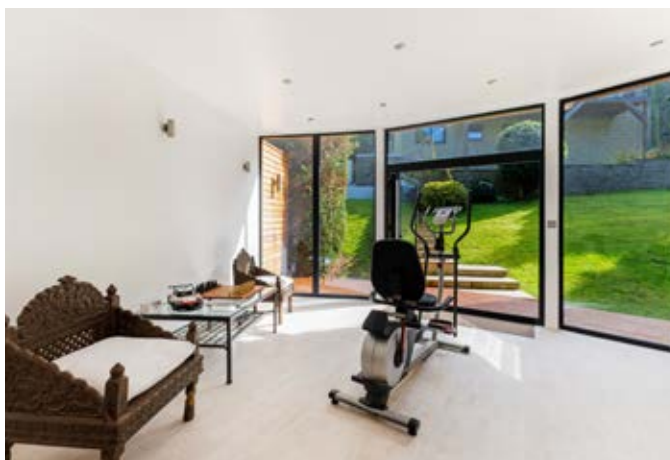
The property is available with no onward chain.

SERVICES: All mains connected.

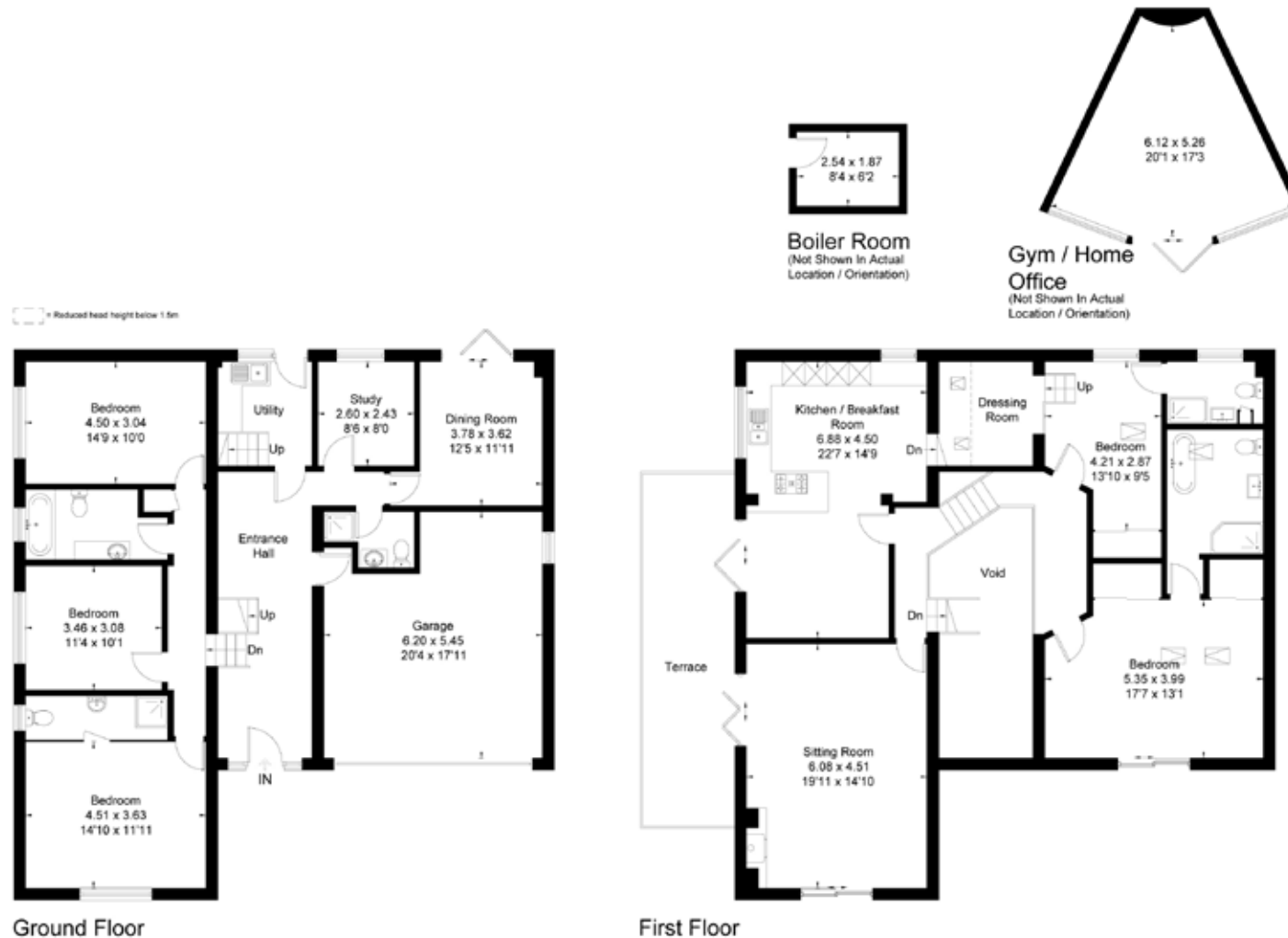
LOCAL Authority: South Gloucestershire County Council,
Tel: 01454 868 005 | Council tax band: G

DIRECTIONS: Post Code BS32 4DP

VIEWING: Strictly by appointment with Rupert Oliver Property Agents



Approximate Floor Area = 269.1 sq m / 2896 sq ft
 Outbuildings = 26.0 sq m / 280 sq ft
 Total = 295.1 sq m / 3176 sq ft (Including Outbuildings)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #98518