



Over Lane, Almondsbury

Guide Price £1,200,000

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This remarkable two-storey contemporary home was devised by its owners with the support of a professional architect. The vaulted two storey entrance boasts a floor-to-ceiling A-frame window, complemented by a gallery landing. Bathed in natural light, the reception entrance hall gives access to four separate rooms including the heart of the house, striking open-plan living area. The other rooms include reception two, a separate sitting room or ground floor bedroom four, a ground floor shower room, opposite reception two/bedroom four and a boot/cloaks room that could equally serve as an office/study.

The spectacular open-plan living area is accessed via dividing pocket sliding doors and comprises the kitchen area with breakfast bar, dining area, lounge area and an office/study area. The striking kitchen comes with integrated appliances and a marble topped island. The dining space flows into the sitting area, which includes an electric log stove. The rear of the remarkable room is predominantly glass, including electric blinds and impressive patio doors that seamlessly integrate the garden with the interior. This breath-taking space gives direct access to a spacious utility room, large enough to become a third reception room in its own right and from here one can access the side of the property and rear garden, or alternatively the over-sized integral single garage via the plant room.

Upstairs, the gallery landing features a glazed balustrade and offers a beautiful view of the front garden through the floor-to-ceiling A-frame window at the front of the property. The main bedroom includes a dressing room and a stunning en-suite bathroom with separate oversized walk in shower. Two more double bedrooms and a family bathroom, again with separate shower complete the first floor. Both bathrooms are exceptionally well-appointed.





The property has been built with Mechanical Heat recovery ventilation, which eliminates any risk of damp in future years. Heating is provided by a gas central heating system, with underfloor heating to the ground floor, divided in to seven separately controlled zones. Upstairs is centrally heated by more traditional radiator emission.

The property is accessed via a driveway that provides parking for numerous cars and leads to the over-sized integral single garage with electric roller door. The drive is flanked by lawns and specimen trees, including a weeping silver birch.

The rear garden, with a level lawn and a west facing aspect, hosts a variety of trees such as a mature magnolia, cherry, two apples, and a plum tree. It features an area specifically designed for alfresco dining and barbecuing and a separate decking area with a pergola, perfect for enjoying the afternoon and evening sun. The garden spans the width of the property, offering a generous outdoor space.



This unique family home really is a one off, both contemporary and spectacular, it is a rare find sure to impress any viewer.



Entrance Hall The grand entrance/reception hall creates the WOW reaction that aptly sets the scene for the rest of this incredible home. Stairs with glass balustrade lead to the first floor and doors lead to the cloaks/boot room could be study, the downstairs shower room and the sitting room/bedroom four. Separate large sliding doors that magically disappear into the walls, opens the entrance hall onto the heart of the home, the spectacular open plan living area.....

Living Area - 33'1 x 21'1 This spectacular space with its contemporary design allows for the entire house to seamlessly share this cavernous space. The kitchen area in one corner alongside the dining area in another, the lounge area in a third corner and an office/ study area in the fourth. A wonderful, light, airy space that opens on to the rear garden and also gives access to the utility room could be reception room four.

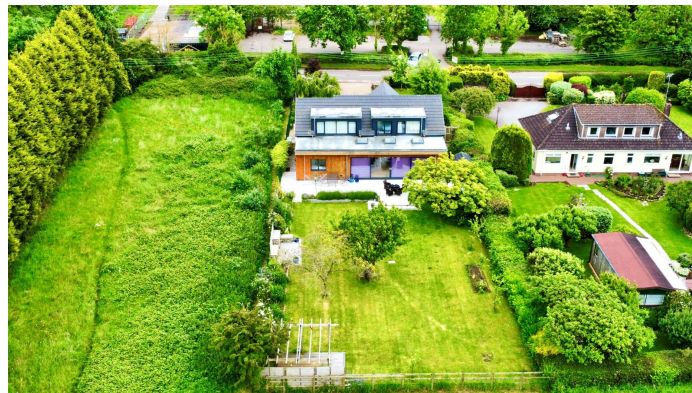
Sitting Room/Bedroom 4 - 11'1 x 11'1 Dual aspect, this private room can be used for flexible use. A ground floor double bedroom, a TV room, a games room, perhaps a reading room?



Ground Floor Shower Room – 11'2 x 4'9 A most impressive shower room, stylish and contemporary that matches the upstairs family bathroom room. Offering a double shower cubicle, a low level WC and wash hand basin with storage and extractor fan.

Cloaks/Boot Room/Study - 11'2 x 6'1 Double glazed window to front aspect, this room is currently presented as a cloaks/boot room offering ample space for storage of coats, shoes etc. However removal of the considerable storage cupboard with create space for a sizable private office/study.

Utility Rom/Reception Room - 12'3 x 9'7 A very large utility room with double glazed window to the rear aspect also gives access to the side of the property and rear garden as well as the internal plant room. if a separate utility room is not required then the size of it would allow it to become a fourth reception room.



Bedroom One - 23'8 x 10'8 Overlooking the rear garden, the beautiful spacious bedroom has it's own separate dressing room and ensuite.

Ensuite This most impressive bathroom, both stylish and contemporary offers a free standing bath and separate walk-in shower cubicle, a low level WC and wash hand basin surrounded by storage. A triple glazed Velux window to the front aspect provides ample natural light.

Bedroom Two - 14'7 x 10'8 Triple glazed window to rear aspect, radiator.

Bedroom Three - 11'1 x 11'1 Triple glazed Velux window to front aspect, radiator.

Family Bathroom – 10'8 x 6'8 Another most impressive bathroom, the upstairs family bathroom is again stylish and contemporary and matches the downstairs shower room. It offers a bath, a separate walk-in shower cubicle, a low-level WC and wash hand basin surrounded by storage. The triple glazed window has a rear aspect.

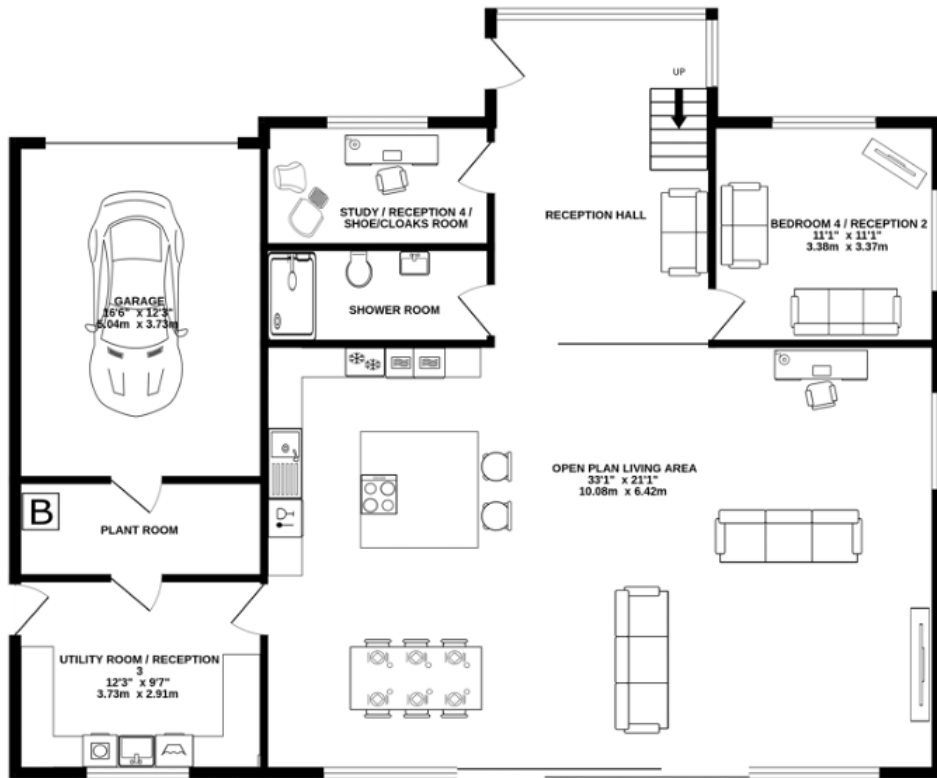




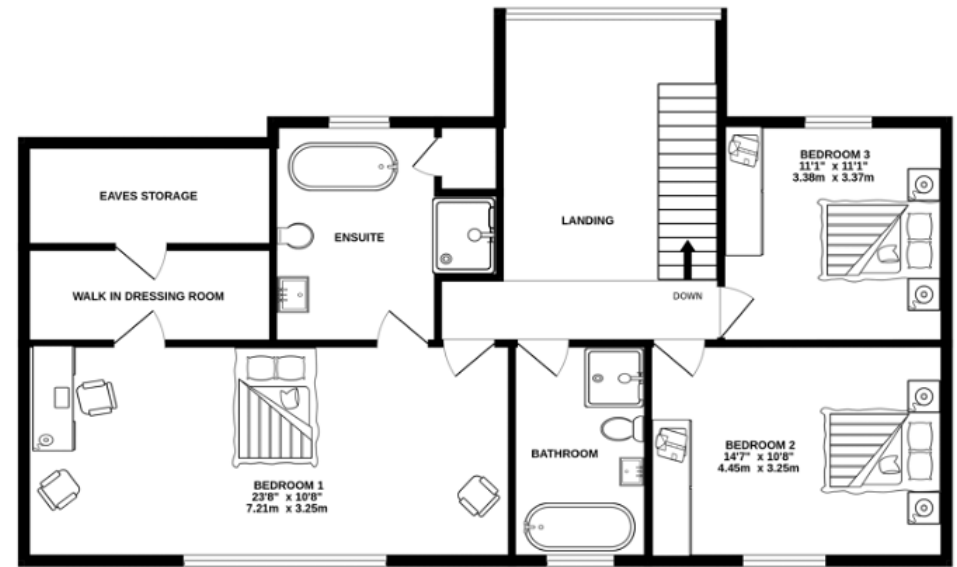
Over is a village in the civil parish of Almondsbury in South Gloucestershire, England, 6 miles (10 km) north of Bristol. It lies on the B4055, a road that parallels the M5 from Junction 17 to 16. The road, known locally as Over Lane, abuts to the east a ridge which overlooks the Severn floodplain, dominated by Bristol Golf Club or Course.

Over Court had a large deer park, which was largely replaced in the 20th century by the golf venue. A similar deer park was higher and to the north at Knole Park, the house of which was centred on a small knoll which was a fortified Roman camp. Most of its grounds have been replaced by a large brick quarry, Springwood Nurseries and Almondsbury's paired garden centres which are notable for large outdoor areas.

GROUND FLOOR
1491 sq.ft. (138.5 sq.m.) approx.



1ST FLOOR
1020 sq.ft. (94.7 sq.m.) approx.



TOTAL FLOOR AREA : 2511 sq.ft. (233.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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