



Over Lane, Almondsbury

Offers Over £1,000,000

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Over Lane, Almondsbury

Embrace a lifestyle of unparalleled charm and sophistication that comes with this remarkable home. A stunning 1930s four-bedroom residence nestled within the idyllic countryside of South Gloucestershire. This exceptional property invites you to live amidst rolling hills, picturesque vistas, and an environment perfectly suited to relaxation and indulgence.

Step into a world of refined elegance as you enter the grand hallway, which serves as the gateway to thoughtfully designed living spaces. The expansive bespoke kitchen, with its shaker-style cabinetry, solid wood and black granite countertops, and a traditional Aga, is more than a place to cook—it's a haven for culinary creativity and effortless entertaining. Bifold doors lead to a sun-soaked patio terrace that seamlessly merges indoor sophistication with the beauty of the surrounding landscape.

The principal reception room offers a sanctuary for unwinding or hosting, with floor-to-ceiling windows framing breathtaking views of the countryside. Flowing gracefully into the garden room, this space bathes in natural light, creating an intimate connection to nature while providing a serene retreat. Adjacent is a private study, perfect for those seeking a quiet corner for work or reflection.

The upper floors of this breath taking home, promise tranquility and comfort, with a master suite that spans the depth of the house. Wake to the soft glow of morning light streaming through the bay window, offering captivating views of the rolling hills. A spacious walk-in wardrobe and luxurious en suite shower room with gleaming chrome fittings complete the suite, ensuring every moment feels indulgent.

Two additional generously-sized bedrooms and a sumptuous family bathroom grace the first floor, while the second floor provides a versatile space for guests or family members. Featuring a fourth bedroom, a dressing room, and a well-appointed shower room, it offers privacy and style in equal measure.





The surrounding gardens are a masterpiece of design and serenity, with areas individually created for relaxation and entertainment. Two expansive terraces, perfect for al fresco dining or lounging, overlook the verdant landscapes and invite you to savour the beauty of each season. The rear garden extends to a terraced lawn surrounded by thriving greenery, while practical additions like the sweeping driveway, double car port and over sized garage cater to modern conveniences.

Located on the outskirts of the charming village of Almondsbury, this delightful home offers more than just a home—it provides a gateway to a lifestyle rich in community and nature. With its historic charm, local amenities such as country pubs, shops, and a village hall, Almondsbury is the ideal blend of tranquillity and connectivity.

Whether entertaining guests, enjoying peaceful moments in the garden, or exploring the neighbouring countryside, this property embodies a lifestyle where every detail is elevated to perfection. Discover the art of living at its finest.

The property is surrounded by leisure facilities and Golf Courses. The Bristol Golf Club is a little over a mile away and the Wave surfing venue a little over two. Likewise Cribbs Causeway with its numerous shops, bars and leisure facilities is again just two Miles away and The West Country Water Park only three miles away.





Room Dimensions

Ground Floor

Kitchen / Dining Room - 32'2 x 12'9

Utility / Plat Room - 9'6 x 6'

Sitting Room - 26'4 x 12'

Orangery - 14'9 x 13'2

Separate Office Study - 10'5 x 6'

First Floor

Bedroom One - 14' in to bay x 12'10 + Private Dressing Room

Ensuite - 10' x 6'

Bedroom Two - 14' x 12'

Bedroom Three - 12'7 x 12'

Bathroom - 10' (Not Including Shower Cubicle) x 6'10

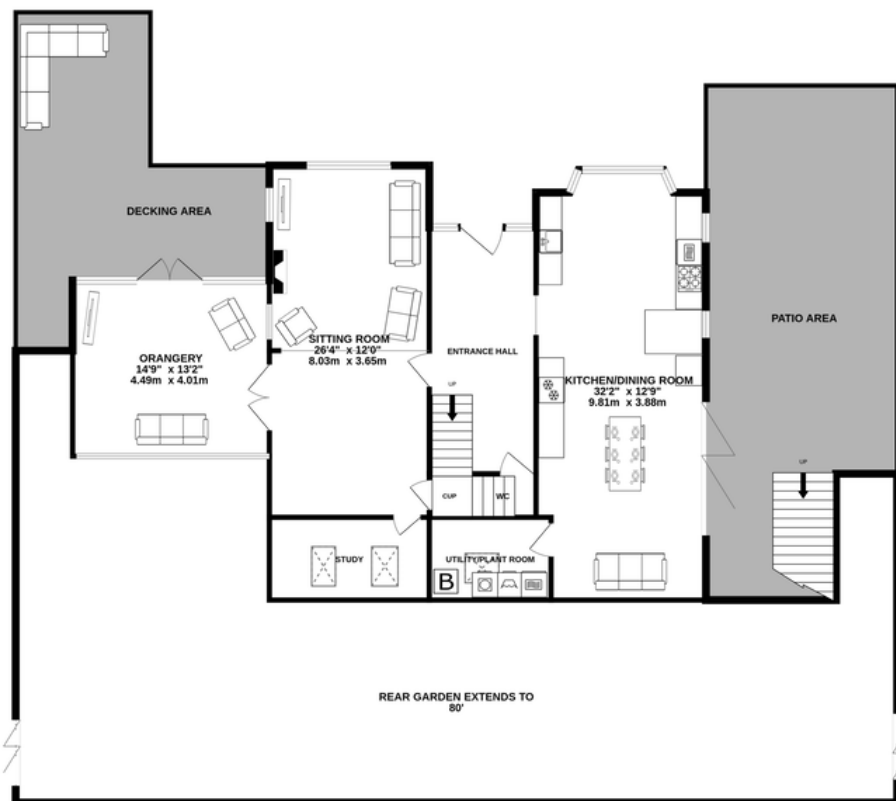
Second Floor

Bedroom Four - 12'7 x 12' + Dressing Room (Both With Restricted Head Space)

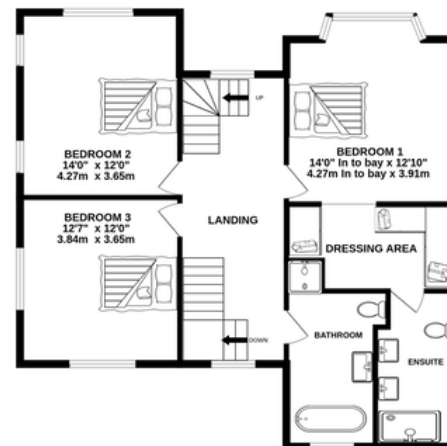
Garage - 19'5 x 12'



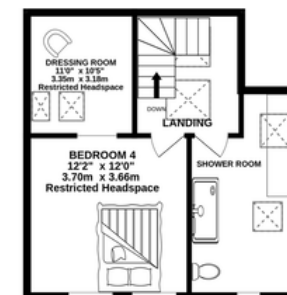
GROUND FLOOR
1325 sq.ft. (123.1 sq.m.) approx.



1ST FLOOR
889 sq.ft. (82.6 sq.m.) approx.



2ND FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 2621 sq.ft. (243.5 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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