



49 Wolfridge Ride
Alveston | Bristol | Gloucestershire | BS35 3RL

FINE & COUNTRY

STEP INSIDE

49 Wolfridge Ride

Alveston, a charming village north of Bristol, offers a convenient lifestyle with excellent connections. Just 4.3 miles from the M4/M5 interchange and 7.2 miles from Bristol Parkway Station which boasts direct links to London Paddington in just over an hour. The village boasts a secondary school, an award-winning butcher, a post office and easy access to idyllic country walks.

Step inside:

The middle level welcomes you with a generous, dual-aspect lounge and dining area, divided by a charming central wood-burning stove. This expansive space is perfect for both formal entertaining and relaxed family time. Sliding doors lead to a delightful double-glazed conservatory, ideal for enjoying tranquil garden views throughout the seasons. The modern, well-equipped kitchen features integrated appliances and is complemented by a separate utility room and cloakroom for added convenience.

Upstairs, the upper level hosts three double bedrooms, including a spacious principal bedroom with an en-suite shower room and Juliette balcony, flooding the room with natural light. A family bathroom completes this floor.

The lower ground floor offers superb flexibility, functioning as an independent living space if needed. This level includes two bedrooms, a gallery kitchen, a shower room, and a lounge with patio doors that open onto a secluded garden terrace—perfect for extended family or guest accommodation.











STEP OUTSIDE

49 Wolfridge Ride

Outside, the enclosed gardens are mainly laid to lawn with mature plant borders, a vegetable patch, and a greenhouse. A raised decking area provides an ideal spot for outdoor dining, while the summer house offers a peaceful retreat. The property also benefits from a double garage and off-street parking behind double gates, making it both practical and private.

- Versatile accommodation over three floors
- Spacious dual-aspect lounge/dining room with wood-burning stove
- Ideal for multi-generational living
- Principal bedroom with en-suite and Juliette balcony
- Enclosed, well maintained garden and double garage
- Village location with easy links to the M4/M5 and Bristol Parkway

Directions:

Exit the M4 at Junction 22 (Severn Bridge).

Take the exit for the A403 towards Avonmouth/Severn Beach.

After about 4 miles, take a slight left onto A38 towards Thornbury/Alveston.

Continue on the A38 for around 2.5 miles.

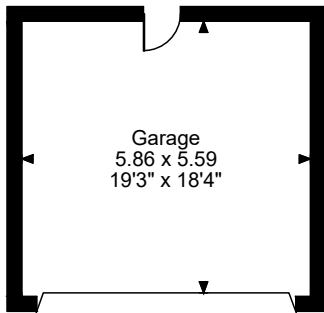
Turn right onto Wolfridge Ride.

Follow Wolfridge Ride for about 0.5 miles, and you will reach 49 Wolfridge Ride on the right

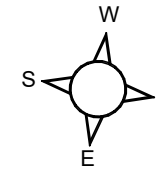


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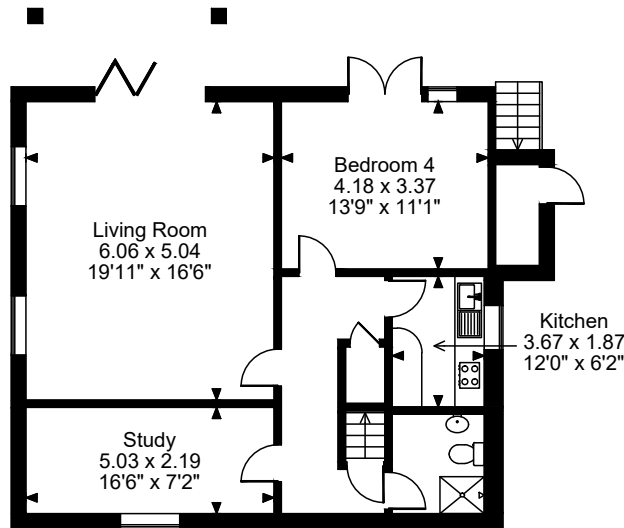




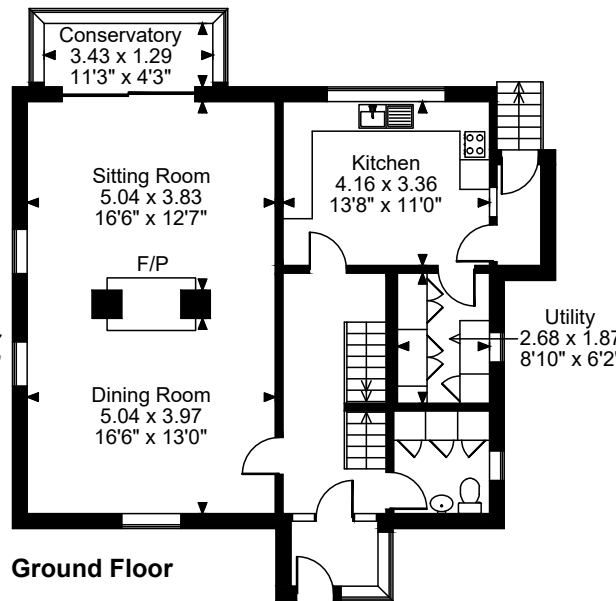
Wolfridge Ride, Alveston, Bristol
Approximate Gross Internal Area
Main House = 2514 Sq Ft/233 Sq M
Garage = 353 Sq Ft/33 Sq M
Total = 2867 Sq Ft/266 Sq M
 Quoted Area Excludes 'External C/B'



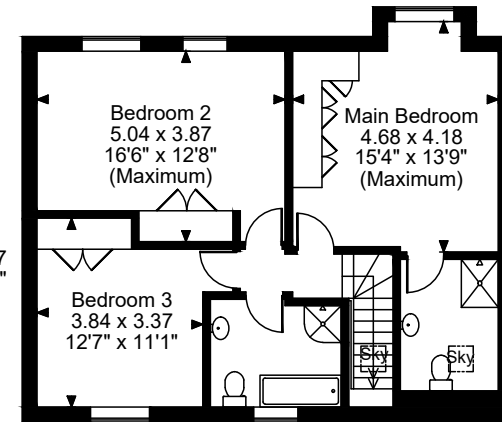
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Lower Ground Floor



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Tenure: Freehold
Council Tax Band: G



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Fine & Country (South Wales) Ltd t/a Fine & Country, Company Reg. No. 14594236. Registered office: 30 High Street, Chepstow, NP16 5LJ. Printed 16.09.2024



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Fine & Country
Sophia House, 28 Cathedral Road, Cardiff CF11 9LJ
Tel: +44 (0)2921 690690 | cardiff@fineandcountry.com

