



Lakeview
Church Road | Rudgeway | Bristol | Gloucestershire | BS35 3SH

FINE & COUNTRY

STEP INSIDE

Lakeview

Set amidst approx. 2.8 acres of beautifully landscaped grounds and open pasture, Lakeview is a truly unique and visually striking detached Dutch barn conversion. This exceptional residence, converted just three years ago, combines contemporary architectural design with the rustic charm of its rural origins—offering an exquisite blend of style, space, and seclusion.

The Property

Accessed via electric gates and a sweeping private driveway, Lakeview commands an immediate sense of presence. Designed with both functionality and aesthetic in mind, the barn's bold exterior gives way to a spectacular open-plan living space, where curved, vaulted ceilings rise dramatically above a light-filled kitchen, dining, and family area. Expansive floor-to-ceiling windows frame breath-taking views across your own land and towards the distant church spire, allowing natural light to cascade throughout the home.

The bespoke shaker-style kitchen, complete with quartz worktops and a central island, forms the heart of the home—perfectly suited to both everyday family life and elegant entertaining.

A mezzanine level offers a private principal bedroom suite with walk-in wardrobe and ensuite, while the remaining bedrooms are thoughtfully distributed to provide both privacy and flexibility. The ground floor features a fourth bedroom, a multi-use fifth bedroom/playroom or sitting room, laundry room, boot room, and a luxurious shower room. Upstairs, two further double bedrooms benefit from dressing areas, complemented by a sumptuous family bathroom with a freestanding bath and walk-in rainfall shower.





SELLER INSIGHT

“ XXXX

Pending

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





















STEP OUTSIDE

Lakeview

The Grounds

Outside, Lakeview truly comes into its own. The 2.8-acre plot comprises rolling lawns, mature planting, and a tranquil landscaped lake that adds a magical quality to the setting. A brick-paved entertaining terrace adjoins the main residence, creating the perfect space for al fresco dining or evening drinks while enjoying the sweeping views over the land and beyond.

Ample parking is provided on the driveway, with scope for garaging or additional outbuildings subject to the necessary consents.

Location

Nestled in the semi-rural hamlet of Rudgeway, Lakeview offers the best of both worlds: a peaceful countryside retreat, yet within minutes of key transport links. The property is perfectly situated for commuters, with the M4/M5 motorway network just 3 miles away, and Bristol Parkway Station within 6 miles, offering a direct line to London Paddington in around 70 minutes.

Nearby villages such as Almondsbury and Alveston offer a variety of local amenities, including well-regarded schools, charming pubs, and boutique shops. The larger market town of Thornbury provides an array of supermarkets, independent cafes, restaurants, and secondary education. The cultural hubs of Bristol and Bath are also easily accessible for further leisure, dining, and retail opportunities.





KEY FEATURES

Lakeview

Services

- Mains electricity and water
- Drainage via septic tank
- Air source heat pump central heating

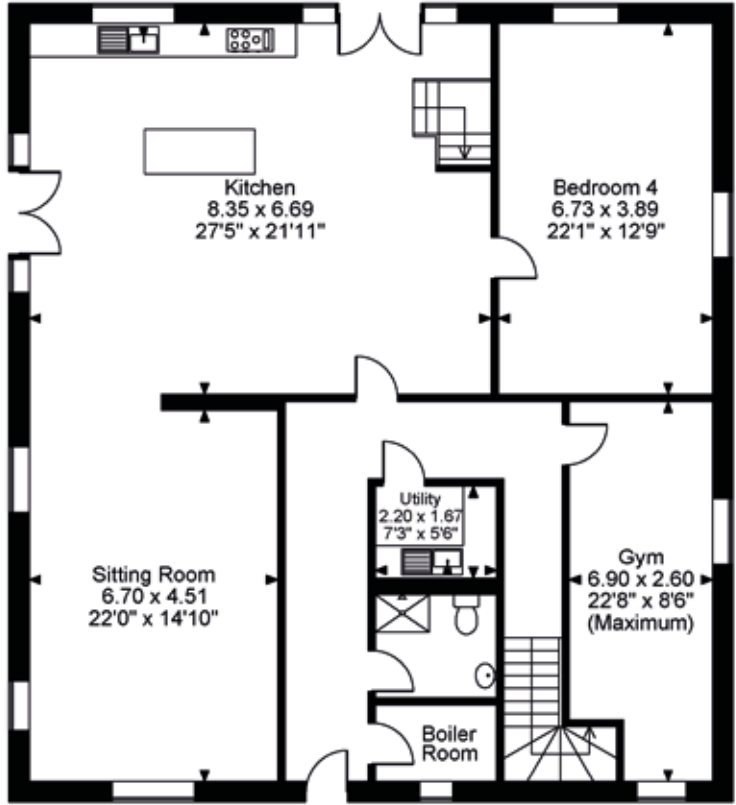
For those seeking a distinctive country home with architectural merit, generous acreage, and excellent accessibility, Lakeview represents a rare opportunity to acquire a truly special lifestyle property in the heart of South Gloucestershire.

Key features

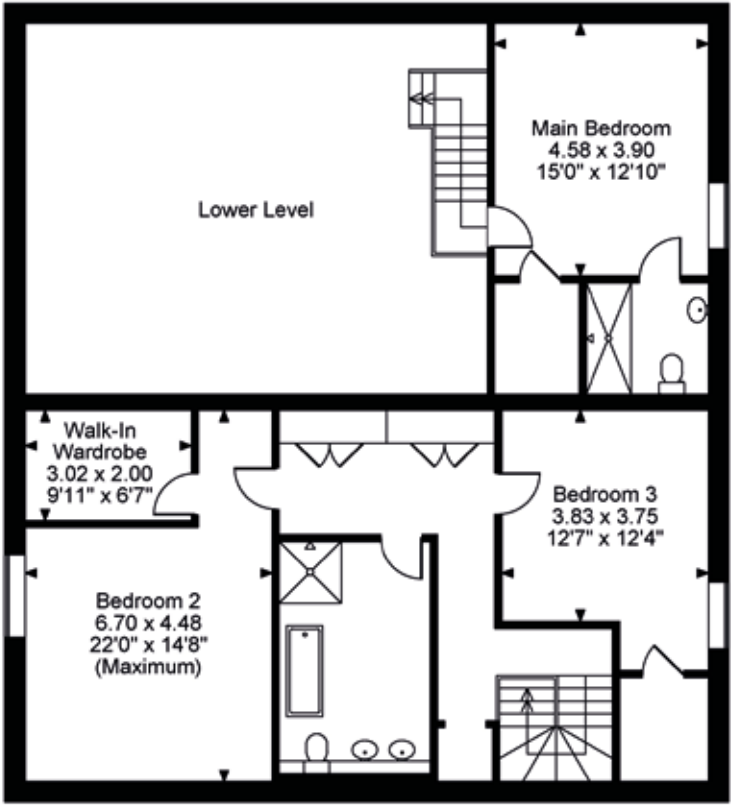
- Detached Double Dutch Barn | Converted 3 Years Ago
- Approx. 2.8 Acres of Grounds with Landscaped Lake
- Four Double Bedrooms | Three Bathrooms (including Ensuite)
- Grand Open Plan Living Space with Vaulted Ceilings
- Floor-to-Ceiling Windows with Church & Countryside Views
- Gated Entrance | Sweeping Driveway | Ample Parking
- Air Source Heat Pump | EPC Rating B
- Convenient Access to M4/M5 & Bristol Parkway (6 miles)



Lakeview Church Road, Rudgeway, Bristol
Approximate Gross Internal Area
3020 Sq Ft/280 Sq M

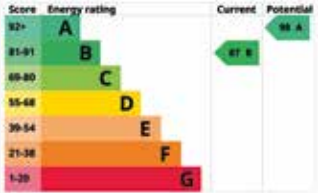


Ground Floor



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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