



Greenacres, 40 Over Lane, Almondsbury, Bristol, BS32 4BP

**GUIDE PRICE £1,550,000**

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## PROPERTY OVERVIEW

An elegant and substantial family home in a prestigious, private Setting – approx. 4,089 sq. ft. including a double and single garage.

Discreetly positioned behind double gates on one of Almondsbury's most desirable roads, this impressive, detached residence offers a rare combination of space, privacy, character and far-reaching views across open countryside and the Welsh hills beyond.

Originally built around 1922 and thoughtfully updated by the current owners since their purchase in 2000, the property stands in beautifully established gardens extending to the rear with sweeping lawns, a secluded orchard and uninterrupted views. With over 4,000 sq. ft. of accommodation including a double and single garage and outbuildings, this is one of the area's most substantial and admired homes.

A carriage driveway leads through double electric gates to the front of the house, where a covered entrance porch opens into a large, welcoming hallway laid in elegant limestone flooring. This continues throughout much of the ground floor, creating a natural flow.

To the left is a beautifully proportioned sitting room with large bay window, high ceilings and feature fireplace. This room is filled with natural light and retains many original features including decorative cornices and period fireplaces.

To the rear, the dining room overlooks the courtyard and driveway, with French doors opening outside. The kitchen is well-appointed, featuring granite worktops, bespoke cherry wood cabinetry and a wide bay window that frames breathtaking views across the gardens and countryside. A separate utility room lies beyond, offering practical workspace.

A standout feature is the heated indoor swimming pool, accessible directly from both the front and rear gardens – perfect for all year-round use.

The first floor offers five bedrooms; one currently used as a home office. Each enjoys open views, with the principal rooms benefitting from particularly impressive outlooks over the Bristol Channel and Welsh hills. Two bedrooms have smart, modern en-suites, and a stylish family bathroom serves the others, complete with a freestanding roll-top bath and separate shower.

The grounds offer an ideal blend of privacy, space and sun, with mature planting, expansive lawns and a gently sloping orchard to the rear. The property backs onto open fields, enhancing the sense of rural seclusion.

There is extensive parking via the in-and-out drive, along with a single garage to the front and a double garage to the side. The larger garage could offer potential for conversion to an annexe, gym or home office (subject to planning). A new boiler was installed this year (2025).

### Location

Almondsbury is one of South Gloucestershire's most sought-after villages, with a strong community and excellent amenities including an Ofsted-rated Outstanding primary school, parish church, community shop, doctor and dentist surgeries, and a popular local pub.

The A38 provides easy access to the M4 and M5, with direct routes to Bristol (approx. 10.2 miles), Cribbs Causeway, and the surrounding countryside. Bristol Parkway Station is within easy reach, offering fast national rail links, and there are regular bus services to both the city centre and local destinations.

N.B. The vendors are connected to Goodchild Estate Agents Ltd.

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## KEY DETAILS

- A Substantial & Spacious (approx. 4,089 sq. ft.) Detached Property
- 5 Bedrooms
- Carriage Driveway
- Indoor Swimming Pool
- Breathtaking Views Towards the Severn Bridge
- A Double & Single Garage
- Large Rear Garden & Orchard

Guide Price: £1,550,000

Tenure: Freehold

Council Tax Band: H

Local Authority: South Gloucestershire

Vendors Onward Position:

Onward Purchase

EPC: D

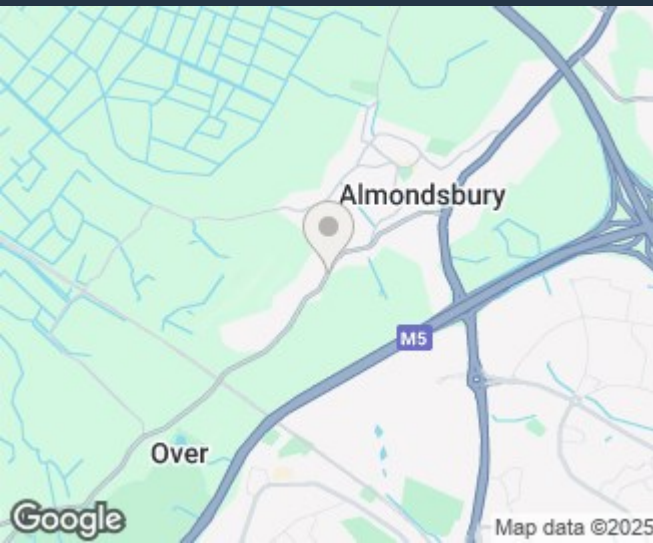
Viewing: By appointment only



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Approximate Floor Area = 314.5 sq m / 3385 sq ft  
Greenhouse / Utility = 19.9 sq m / 214 sq ft  
Garages = 43.7 sq m / 470 sq ft  
Total = 378.1 sq m / 4069 sq ft



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#### Important Notice:

These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation please either call, email or follow the QR to book online.



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