

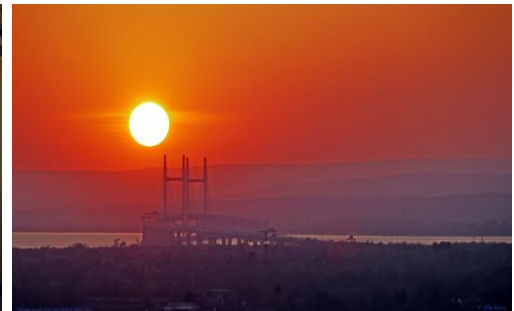
BONDS *of* THORNBURY

INDEPENDENT ESTATE AGENTS

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- ARCHITECT NOMINATED FIVE BEDROOMED HOME
- PANORAMIC VIEWS ACROSS THE VALE AND TO WALES
- LOUNGE, DINING ROOM AND CONSERVATORY
- LARGE KITCHEN/DINER/FAMILY ROOM
- IMPRESSIVE ENTRANCE HALL
- MASTER BEDROOM SUITE WITH BALCONY
- FOUR FURTHER DOUBLE BEDROOMS
- LARGE DOUBLE GARAGE
- WORKSHOP AND WOODEN YOGA STUDIO
- SET IN SUPERB NATURAL GARDENS
- FREEHOLD. EPC 'D' COUNCIL TAX 'F'



THE COPPICE
16 SUNDAYS HILL
ALMONDSBURY
BS32 4BN

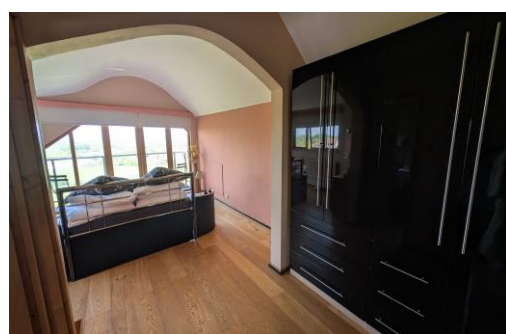
GUIDE PRICE £1,650,000

This Superb Individual Home set in a large garden with its Panoramic Views Across the Vale towards Wales has to be seen to be believed. The current owners have added some superb architectural features to this Five Bedroomed Home, which was nominated for an Architects award. The flexible accommodation is over three levels so ideal for multi generational families but works well for one too. The Accommodation offers Open Plan Kitchen/Diner /Living Space, Utility Room, Cloakroom plus Two Receptions, Conservatory and Bedroom with En suite on one floor. Upstairs is the Master Suite, Bedroom 2 and Bathroom and on the Ground Floor there are Two more Double Bedrooms, Shower Room, Store Room which used to be a Kitchenette and door to Undercroft. In the grounds of the house there is a Workshop, Yoga/Gym Outbuilding, Shed and Greenhouse plus Outside Garden Room and Large Double Garage and Driveway. Freehold. EPC 'D' Council Tax 'F'

ALMONDSBURY AND LOWER ALMONDSBURY Running along both sides of the A38 and then dropping down the hill into the village of Lower Almondsbury, the combined population of these two villages is approximately 4700. Lower Almondsbury is where the local village school is located and there is also a health centre, a dentist and a church in the lower village. The area is served by a very busy community shop and there are two pubs, The Bowl in Lower Almondsbury and The Swan in the upper village.

This sought after village remains very popular because of its good communication links plus the added advantage of being close to Thornbury and other social amenities such as Golf Links, The Wave, The Mall and gyms/leisure centres, excellent restaurants, not to mention the added benefit of some good hospitals etc.





Energy performance certificate (EPC)

16 Sundays Hill Almondsbury BRISTOL BS32 4BN	Energy rating D	Valid until: 29 April 2035
		Certificate number: 0340-2391-4440-2725-0951

Property type	Detached house
Total floor area	264 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

PLEASE NOTE

Bonds of Thornbury have not tested any apparatus, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

Before making a viewing on any of our properties please let us know if there are any material issues that would affect your decision to purchase any property.

All photographs are for information purposes only and contents are not included as part of the sale.