

# Willow Barn

Lower Almondsbury





Willow Barn  
4a Townsend Lane  
Lower Almondsbury  
BS32 4DY

A stunning architecturally designed and bespoke built family home with approx.0.5 acres of level mature gardens with panoramic views towards the Severn estuary and the Welsh hills

Ground floor

Sitting room, kitchen/family room  
Study with en-suite shower room, bedroom three, utility/boot room, family shower room

First floor

Feature reception landing with A framed window offering panoramic views, two further double bedrooms, family bathroom

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Luxury integrated kitchen appliances, double glazing, underfloor heating throughout the ground floor, ample storage

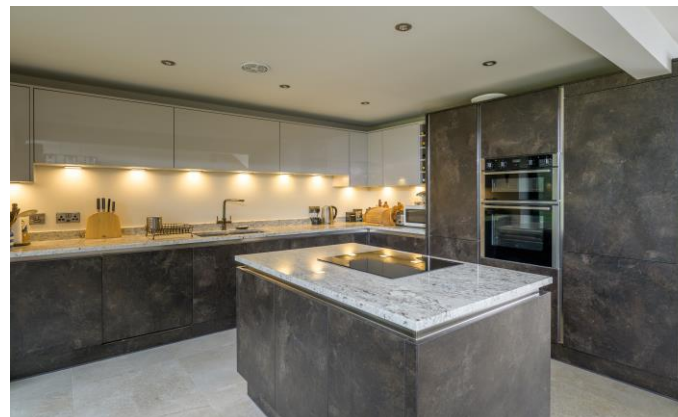
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Gravel driveway offering ample parking  
Large detached garage

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Level gardens overlooking open countryside  
0.5 Acres (0.202 Hectare)

Services

Mains drainage, electric central heating  
Air source heat-pump, MVHR = mechanical ventilation with heat recovery system supplying constant fresh filtered air and de-humidified air

2183.78 Sq. Ft – 202.88 Sq. M



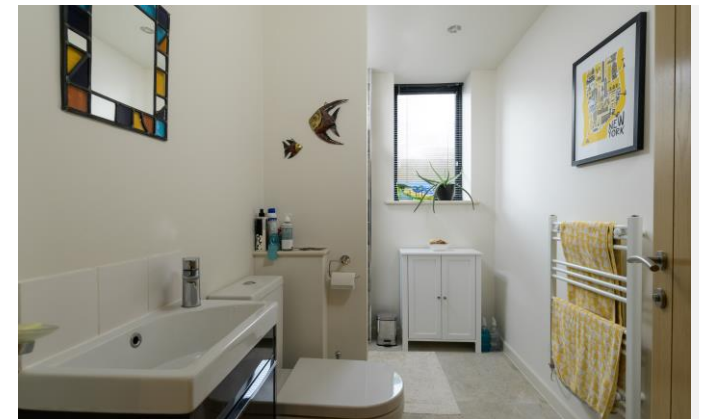
**Description:**

A rare opportunity to acquire stunning stone built and architecturally designed home (2020) with light and airy flexible accommodation. In its design, emphasis was given to the views over the garden and out towards the Severn estuary and Welsh hills.

Almondsbury offers many amenities to include a village shop which is run independently by local volunteers, the parish church of St Mary's, The Bowl Inn a traditional village public house with restaurant, doctors 'surgery, dental practice, primary school, and a garden centre. The village lies North of the M4/M5 interchange and makes easy access for the commuter to Parkway train station being approx. 3.7 miles south with its direct links to London. The renowned shopping centre, The Mall is one junction down the M5 offering extensive shopping facilities and entertainment.

**Accommodation:**

The spacious and flexible accommodation comprises of; entrance oak door with glass side windows leading to the impressive open-plan kitchen/family room that features floor to ceiling double glazed windows overlooking the garden, contemporary floor tiling with underfloor heating which runs throughout the entire ground floor. The beautifully designed kitchen has ample wall and floor units with Granite worktops, luxury integrated appliances include Neff dishwasher, Neff double oven/grill fridge/freezer and a central island with the Neff induction hob and useful storage cupboards below. There are patio doors leading to the paved terrace.





#### Accommodation:

The study has patio doors to a large sun terrace and access to a beautifully designed en-suite shower room.

An inner hall leads to the sitting room which features two walls of floor to ceiling double glazed windows and a sliding door which opens to the sun terrace.

A large third bedroom (currently used as a snug) features two walls of floor to ceiling double glazed windows. Adjacent is a stunning and well fitted family shower room.

A useful fully fitted utility/boot room completes this floor.

On the first floor a spacious landing offers a relaxing space to enjoy the panoramic views through the A framed double glazed window.

There are two double bedrooms again with double glazed windows with stunning views, fitted cupboards and skylights. They share access to a beautifully appointed and spacious family bathroom.

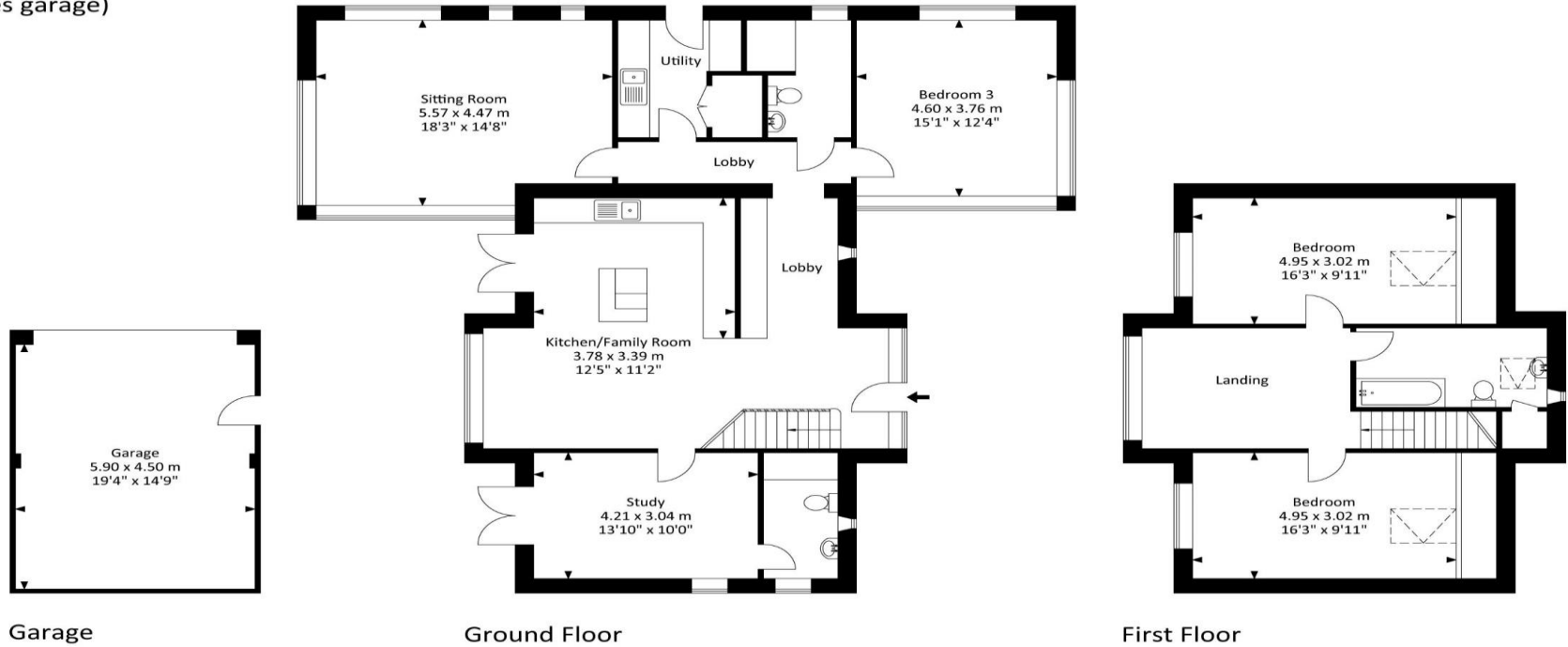
#### Outside:

Willow Barn is approached via a private drive providing ample parking and leads to a large, detached garage with electric up/over door power/lighting, loft storage and a useful side door.

The rear level south/west facing garden is laid to lawn with a good selection of shrubs, plants and trees to include a small orchard of five apple trees, there is a well-established kitchen garden, greenhouse and store sheds, a feature Hexagonal summer house which offers the chance to watch the spectacular sunsets.

# Willow Barn, Lower Almondsbury

Approx. Gross Internal Area  
2183.78 Sq.Ft - 202.88 Sq.M  
(Total area includes garage)



For illustrative purposes only. Not to scale.  
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.



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