



4, Townsend Lane, Lower Almondsbury, BS32 4DY

PRICE ON REQUEST



## 4, Townsend Lane, Lower Almondsbury, BS32 4DY

### A RARE OPPORTUNITY TO ACQUIRE A BEAUTIFUL DETACHED VILLAGE HOUSE

- Reception hall, cloakroom, kitchen/family room with snug, sitting room, dining room, conservatory, utility/boot room
- Master Bedroom with en suite, three further double bedrooms, family bathroom, first floor study
- Charming! level gardens with flagstone terrace, wood store, garage, off street parking
- Period features throughout to include open fireplaces with woodburner, parquet flooring, ceiling beams, two staircases,

**2919.40 sq ft --- 271.20 sq m**

A rare opportunity to purchase a substantial detached village house, with beautiful level gardens. Situated in the heart of this highly sought-after village, Almondsbury offers many amenities for the community to include a village shop which is run independently by local volunteers, the parish church of St Marys, The Bowl Inn a traditional village public house with restaurant, doctor's surgery, dental practice, primary school and renowned garden centres with cafes. The village lies north of the M4/M5 interchange and makes easy access to Parkway Train station being approx. 3.7 miles south with its direct links to London. The renowned shopping centre The Mall, Cribbs Causeway is one junction down the M5 offering excellent range of shopping and entertainment. The Bristol Golf Club is a ten-minute drive away.

This property offers potential to create a truly unique and remarkable family home in one of the most idyllic settings in the village. Opportunities of this kind rarely stay on the market for very long and we would recommend an early viewing.

The ground floor accommodation briefly comprises of; a charming reception hallway with parquet flooring, two reception rooms both with working fireplaces and feature bayed windows. The impressive 26'1 x 15'8 kitchen/family room and snug has ample wall and floor units with integrated appliances to include an Aga. There is a utility/boot room with plumbing for additional appliances, a delightful conservatory/garden room enjoying views over the rear garden.

The first-floor accommodation can be accessed from two separate staircases, there is a spacious landing/study area with views over the garden.



The master bedroom has dual aspect double glazed windows and an ensuite bathroom which features a freestanding Victorian style bath. There are three further double bedrooms all with good storage and a family bathroom with separate shower.

**Outside:**

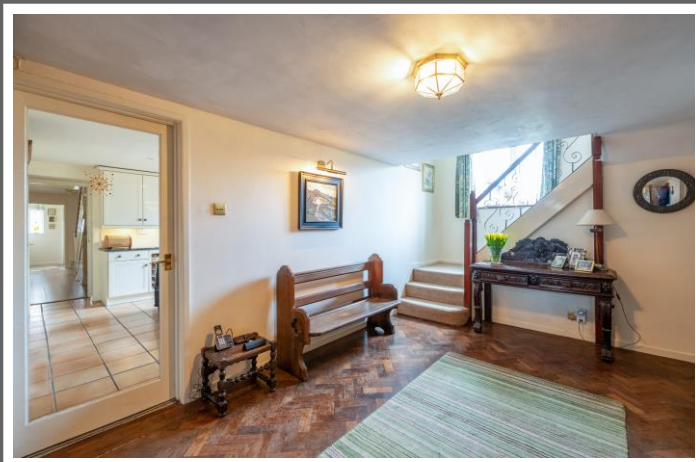
This handsome house built of local quarried Almondsbury stone has a mature level garden approx. 91 ft x 47ft, laid to lawn with various plant, shrub borders, and a Walnut tree, fully enclosed by fencing and stone walls ideal for pets and children.

**Garage & Parking:**

The large garage has an electric up and over door, power and lighting and access back to the main house. there is additional parking to the front.



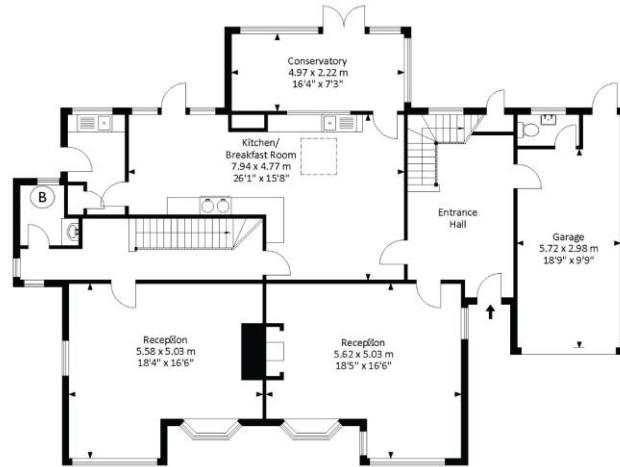
Viewing Strictly by Appointment  
with  
Louise Light Property  
0117 422 0376 or 07963 142613



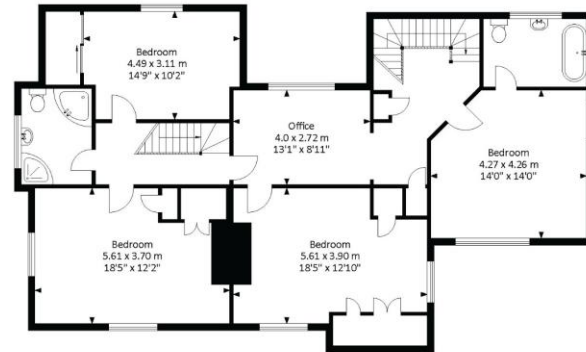


## 4-6 Townsend Lane, Almondsbury, Bristol BS32 4DY

Approx. Gross internal Area  
2919.40 Sq.Ft - 271.20 Sq.M  
(Total Area Includes Garage)



Ground Floor



First Floor

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.  
Floor plan produced by Westcountry EPC.

### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.