

BONDS *of* THORNBURY

INDEPENDENT ESTATE AGENTS

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- A HIDDEN GEM - EXTENDED FAMILY HOME WITH VIEWS OVER THE SEVERN ESTUARY
- SET IN APPROX. ONE ACRE, BORDERING AN ORCHARD
- FOUR RECEPTIONS
- KITCHEN/BREAKFAST ROOM
- MASTER BEDROOM WITH EN SUITE
- THREE FURTHER BEDROOMS
- FAMILY BATHROOM
- DETACHED GARAGE AND LONG DRIVEWAY
- EPC 'D' COUNCIL TAX 'G' FREEHOLD.
- MAINS DRAINAGE



15 OLD AUST ROAD
ALMONDSBURY
BRISTOL
BS32 4HJ

£1,150,000

A RARE OPPORTUNITY TO PURCHASE THIS HIDDEN GEM WITH VIEWS OVER THE SEVERN ESTUARY, WHICH HAS NOT BEEN ON THE MARKET IN OVER THIRTY YEARS. SITUATED DOWN A LONG PRIVATE DRIVEWAY AND SET IN ITS OWN LARGE GROUNDS OF APPROXIMATELY ONE ACRE, IS THIS EXTENDED FAMILY HOME, WHICH IS READY FOR ITS NEXT CHAPTER.

THE PROPERTY OFFERS CLOAKROOM, LOUNGE, DINING ROOM, KITCHEN/BREAKFAST ROOM, FAMILY ROOM WITH MEZZANINE STUDY ABOVE. THE ACCOMMODATION UPSTAIRS OFFERS MASTER BEDROOM WITH EN SUITE, THREE FURTHER BEDROOMS, FAMILY BATHROOM.

TO THE OUSIDE, THE PROPERETY SITS IN ITS OWNS GROUNDS WITH FAR REACHING VIEWS ACROSS TO WALES AND OVER AN ORCHARD. TO ONE SIDE OF THE FORMAL GARDEN IS A SMALL WOODLAND AND TO THE OTHER SIDE THERE IS A KITCHEN GARDEN WITH GREENHOUSE. DOUBLE GARAGE AND LONG DRIVEWAY PLUS VARIOUS SHEDS. LARGE VERANDA/ENTERTAINING AREA OFF THE LOUNGE. THERE ARE SOME TPO'S WITHIN ITS CURTILAGE. OIL CENTRAL HEATING, MAINS DRAINAGE.

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. The village also has close by tennis, golf and football clubs. There is also, In the nearby village of Tockington is the highly regarded prep school, (age2-13) Tockington Manor School. This sought after area 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 and good leisure centres, excellent restaurants, not to mention the added benefit of some good hospitals etc.





Energy performance certificate (EPC)

15 Old Aust Road Almondsbury BRISTOL BS32 4HJ	Energy rating D	Valid until: 10 May 2036
		Certificate number: 8736-9225-8600-0318-2202

Property type	Detached house
Total floor area	166 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 D.

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

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.



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