



Cherry Tree House Main Road, Bristol, BS35 4AZ
Guide Price £695,000

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THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

Cherry Tree House Main Road, Bristol, BS35 4AZ

Situated in the popular village of Aust, on the outskirts of Bristol, this substantial five to six bedroom detached residence offers exceptional family accommodation with generous proportions throughout and attractive open views to the front. There is an integral double garage with power and electric charging point, off-street parking for several vehicles and large lawned rear garden with powered workshop.

- Aust Village
- 5-6 bedroom detached house
- Integral double garage with power
- Off-street parking for several vehicles
- Spacious living room and conservatory
- Flexible first floor accommodation
- Large lawned rear garden
- Workshop with power garden
- Open views to front and rear
- No onward chain

Location

Set within the desirable village of Aust (BS35 4AZ), this property enjoys a prime semi-rural position with excellent connectivity and access to open countryside. Aust is a highly regarded South Gloucestershire village, situated close to the Severn Estuary and surrounded by attractive rural landscapes, offering an enviable balance of country living and commuter convenience.

The village benefits from easy access to the M4 and M5 motorway networks, providing straightforward routes to Bristol, the Midlands and South Wales via the Severn crossings. Bristol city centre is within comfortable commuting distance, making the location particularly popular with professionals and families seeking more space while remaining well connected.

Nearby amenities can be found in the neighbouring villages and towns, including Thornbury and

Almondsbury, which offer a range of shops, supermarkets, cafés and well-regarded schooling options. The surrounding countryside provides excellent opportunities for walking, cycling and outdoor pursuits, with riverside walks along the Severn Estuary close at hand.

Overall, Aust remains a sought-after village location, combining rural charm, accessibility and a strong sense of community.

Accommodation

Please see the floorplan for room measurements and the property layout.

Ground Floor

A wide and welcoming central hallway creates an immediate sense of space and sets the tone for the rest of the home.

The ground floor provides superb versatility, featuring a spacious living room filled with natural light and enjoying open outlooks, alongside a separate formal dining room ideal for entertaining. The well-appointed kitchen is thoughtfully designed for modern family living and is complemented by a separate utility room and walk-in pantry, offering excellent storage and practicality.

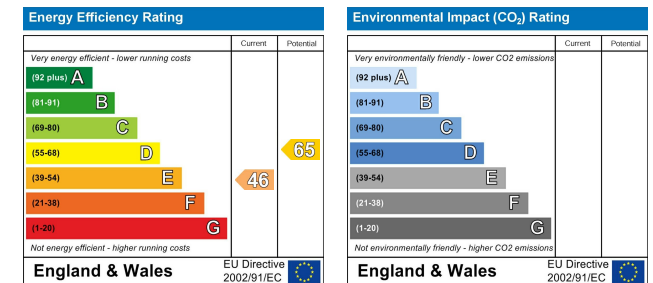
To the rear, an impressive conservatory provides a stunning additional reception area overlooking the garden — perfect for year-round enjoyment. A convenient downstairs cloakroom completes the ground floor.

First Floor

Upstairs, the property boasts five to six generously sized bedrooms, offering flexibility for larger families, guest accommodation or home working. The well-proportioned rooms continue the home's theme of light and space. Externally, the property continues to impress.

Garage and Gardens

A double garage with power features an electric up-and-over door, providing secure parking and excellent convenience, along with workshop potential. The large rear garden offers excellent privacy and ample space for outdoor entertaining, while a separate workshop adds further appeal for hobbies, storage or potential business use.



Bristol

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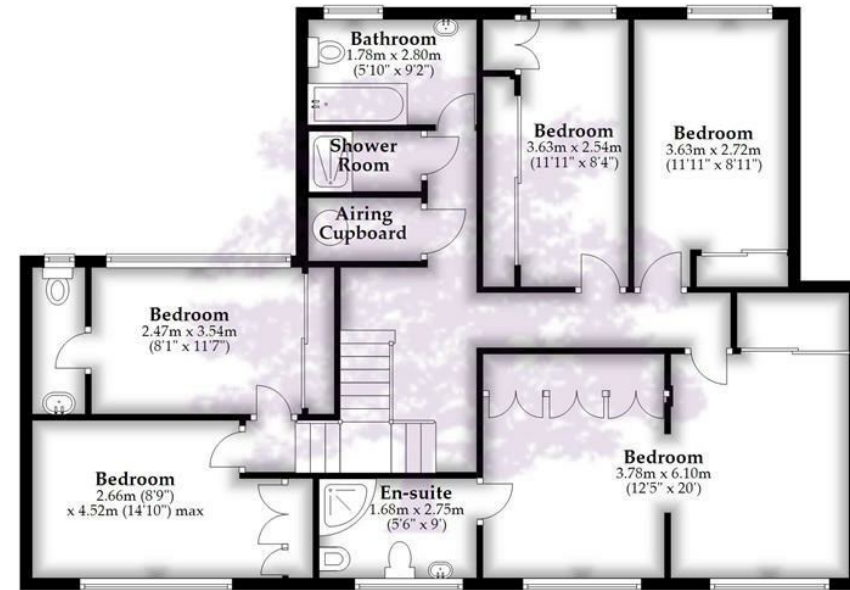
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Ground Floor



First Floor



Total area: approx. 256.0 sq. metres (2755.4 sq. feet)

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.
Plan produced using PlanUp.



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