



Dove Cottage, 12 Church Road, Lower Almondsbury, South Gloucestershire,  
BS32 4ED

**GUIDE PRICE £695,000**

 **GOODCHILD**  
ESTATE AGENTS

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## PROPERTY OVERVIEW

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A beautifully presented detached quaint cottage with a cosy feel, built in 2006 in keeping with the surrounding conservation area, offering the perfect balance of period charm and modern living, set in the heart of Lower Almondsbury.

This is one of those homes that just works. From the moment you step inside, there is a natural flow, plenty of light, and a real sense of space that suits both everyday family life and entertaining.

The accommodation is arranged around a central hallway, creating a well-balanced layout. To one side, a generous dual-aspect living room (approx. 6 metres in length) provides a superb main reception space, complete with a wood-burning stove and doors opening onto the garden. To the other, the full-width kitchen/dining room extending over 6 metres forms the heart of the home, offering ample space for cooking, dining and socialising, and flowing seamlessly into a large conservatory, adding a further reception area that really brings the outside in.

Practical additions on the ground floor include a cloakroom and a useful utility space positioned to the rear of the garage.

Upstairs, the property offers four well-proportioned bedrooms, including an impressive principal bedroom measuring over 3 metres in width with en-suite shower room, alongside a modern family bathroom.

### Outside

To the front, the property benefits from generous gravelled off-street parking, leading to a large attached garage, providing excellent storage or potential for further use, subject to any necessary consents.

The rear garden is a real feature. Designed across several tiers, it offers a variety of spaces to enjoy throughout the day, from seating terraces to a private lawned garden with a sunny southerly aspect. Mature planting, stone walling and a tucked-away feel give it a real sense of privacy and character.

### Location

Lower Almondsbury remains one of the most sought-after village locations on the northern fringes of Bristol, offering a genuine village feel whilst remaining incredibly convenient for the city.

Within walking distance are a highly regarded primary school, community shop, parish church, GP surgery, dentist and The Bowl public house, along with access to countryside walks almost immediately from the doorstep.

For commuters, the location is ideal, with excellent access to the M4/M5 interchange, Bristol Parkway Station, and Cribbs Causeway, all within easy reach.

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# KEY DETAILS

- Detached Character Home Built In 2006
- Four Bedrooms
- Dual-Aspect Living Room With Wood-Burning Stove
- Conservatory Providing Additional Reception Space
- Large Attached Garage
- South-Facing Tiered Rear Garden

Guide Price: £695,000

Tenure: Freehold

Council Tax Band: E

Local Authority: South Gloucestershire

Vendors Onward Position:

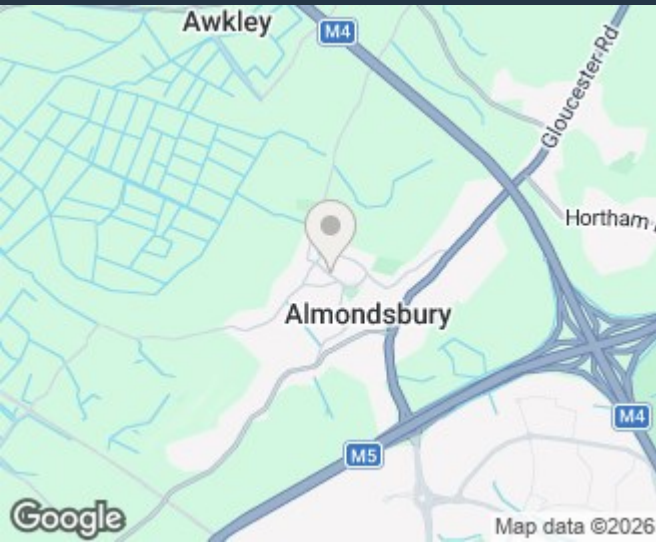
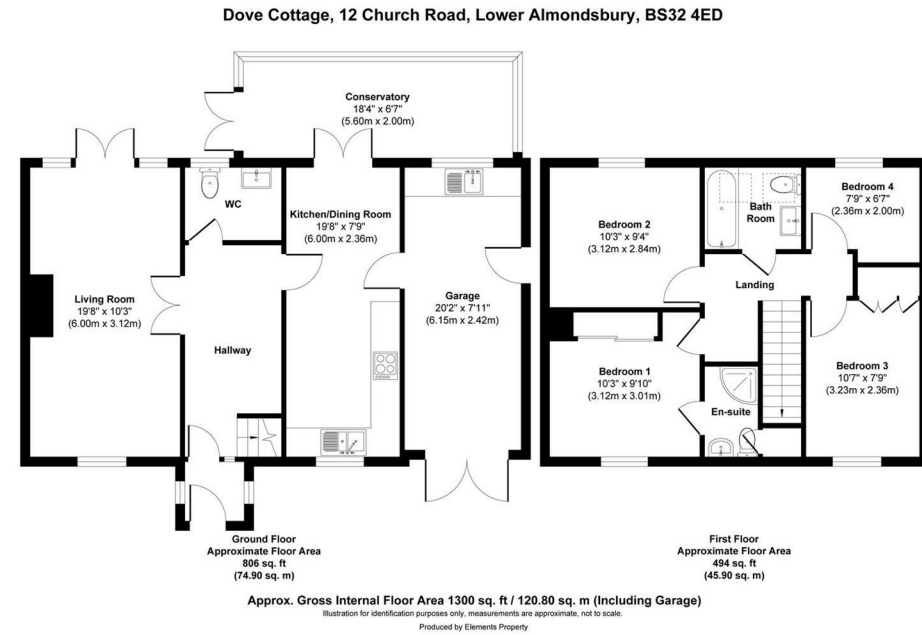
Onward Purchase

EPC: C

Viewing: By appointment only



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These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation please either call, email or follow the QR to book online.



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