

The Beeches

Old Gloucester Road, Thornbury Hill, Alveston, Bristol, BS35 3LQ

RUPERT OLIVER
property agents



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A beautifully updated four-bedroom detached family home on a quiet no-through road on the edge of Thornbury; with a refurbished ground floor, roof-mounted solar panels and wrap-around landscaped gardens.

Detached family home on a quiet no-through road | Refurbished ground floor with underfloor heating throughout | L-shaped open plan kitchen, dining and family room | Separate sitting room with wood-burning stove | Playroom / home office, separate utility room and cloakroom | Principal bedroom suite with a dressing room and en-suite shower room | Three further double bedrooms and a family bath & shower room | Roof-mounted solar panels, 3.5kWh battery and air-source heat pump | Wrap-around landscaped gardens with south-facing front lawn | Dual gated driveway with extensive off-street parking | EPC: C

Situation

Old Gloucester Road is a quiet no-through road just off Thornbury Hill, nestled between the historic market town of Thornbury and the village of Alveston, and surrounded by the open countryside of the Severn Vale.

Thornbury's historic high street lies just a mile to the north, with an excellent range of independent shops and services, cafés, bars and restaurants, along with Thornbury Castle and a popular leisure centre. Alveston, close by, offers further day-to-day amenities.

Local schooling is excellent; with a choice of well-regarded primary schools in Thornbury and Alveston, and Marlwood School and The Castle School in the state sector. Tockington Manor School is 2.5 miles away, and Bristol's leading independent schools, including Bristol Grammar School, Clifton College, QEH and Badminton School for Girls, are within easy reach.

Bristol is an easy commute, with the M5 (Junction 14) just 5 miles away to the north and the M4 / M5 interchange at Almondsbury 4 miles to the south. Bristol Parkway is 8 miles, providing regular trains to London and the wider national network, and Bristol Airport is 23 miles to the south.








HOME
SWEET
HOME







For Sale Freehold

Quite simply, The Beeches is a wonderful family home; thoughtfully updated by the current owners, with a refurbished ground floor complete with underfloor heating, roof-mounted solar panels, a 3.5 kWh battery in the loft space with relandscaped gardens and integrated ceiling speakers through the main living spaces.

Set back from the lane behind dual entrance gates, the house is approached over a generous driveway with plenty of off-street parking. A covered storm porch leads into the entrance porch, with space for coats and shoes, and on into an open entrance hall; with under-stairs storage neatly housing the Wifi server, CAT 6 network and audio equipment.

The ground floor has been stylishly modernised with new flooring and underfloor heating throughout and is arranged perfectly for both day-to-day family living and entertaining.

To one side is the sitting room; a cosy, dual aspect room overlooking the gardens, with a deep-pile carpet, glazed double doors and a feature wood-burning stove set within a carved stone fireplace. A wonderful room to retreat to on a winter's evening.

At the heart of the house is the L-shaped open plan kitchen, dining and family room. Bi-folding doors open out onto the side terrace, whilst French doors from the dining space lead onto the rear patio; perfect for spilling out into on summer evenings.

The kitchen offers an expanse of quartz worktops and plenty of floor and wall-mounted storage with under-cupboard LED lighting and a powder blue Falcon range cooker (induction hob, twin ovens, separate grill and pan storage) taking centre stage. A feature Franke sink overlooks the driveway and is fitted with a Qettle dual tank instant boiling hot water and cool filtered water tap, and there is an integrated dishwasher and under-counter day fridge.

Beyond is a light filled, dual aspect playroom / home office, with its own underfloor heating control and ceiling speakers; equally suited to a children's den, home working or a snug.

In addition, the utility room provides further cabinetry, plumbing for a washing machine and dryer, and a door out into the rear garden, along with a corner cupboard housing the hot water tank, American style fridge freezer and solar energy recovery system. There is also a cloakroom with w.c and vanity basin accessed from the entrance hall.

Upstairs, a light filled galleried landing is lit by an oversize remote operated Velux window, and triple recessed storage cupboards.

The principal bedroom suite is superb; with front-facing twin casement windows, recessed fitted wardrobes and an open archway through to a dedicated dressing room / walk-in wardrobe with four further recessed wardrobes.



A pocket sliding door leads into the triple aspect en-suite; complete with an oversize walk-in shower with a contemporary rose head, twin marble-topped vanity basins with storage, w.c, heated towel ladder and radiator.

Bedroom four is a lovely triple aspect room, currently arranged as a guest bedroom / office, with a recessed suite of three wardrobes. To the rear, bedroom two enjoys a dual aspect over the garden, whilst bedroom three has a built-in cupboard and an integrated desk nook (easily converted to wardrobes if preferred).

These are served by a stylish family bathroom; with an oversize double-ended bath, enclosed corner shower cubicle with rose head, w.c, vanity basin and heated towel ladder, again complimented by a large Velux window.

Outside

The gardens at The Beeches have been sensitively relandscaped by the current owners and wrap around the house on all four sides.

To the front is a sun-drenched south-facing level lawn, catching much of the day's sun and plenty big enough for children to play in, whilst to the western side is a mature and well-tended vegetable garden; a real treat for keen gardeners.

To the rear, a lawn garden is complemented by a paved terrace wrapping around the house, reached via both the bi-folding doors and French doors; the perfect spot for al-fresco dining, from morning coffee to an evening BBQ.

The principal gated entrance gives access ample off-street parking, along with a discreet secondary set of gates, offers potential access for an oak-framed twin carport (subject to the necessary consents). In addition, a detached red brick outbuilding provides secure storage for bikes and garden equipment.

Services: Mains water, electricity and drainage. Air-source heat pump and roof mounted solar panels. Underfloor heating to the ground floor. Ultrafast broadband available on the road. EV charger.

Local Authority: South Gloucestershire Council: Tel 01454 868 009
Council Tax: Band G

Directions: Post Code BS35 3LQ

Viewing: Strictly by appointment with Rupert Oliver Property Agents

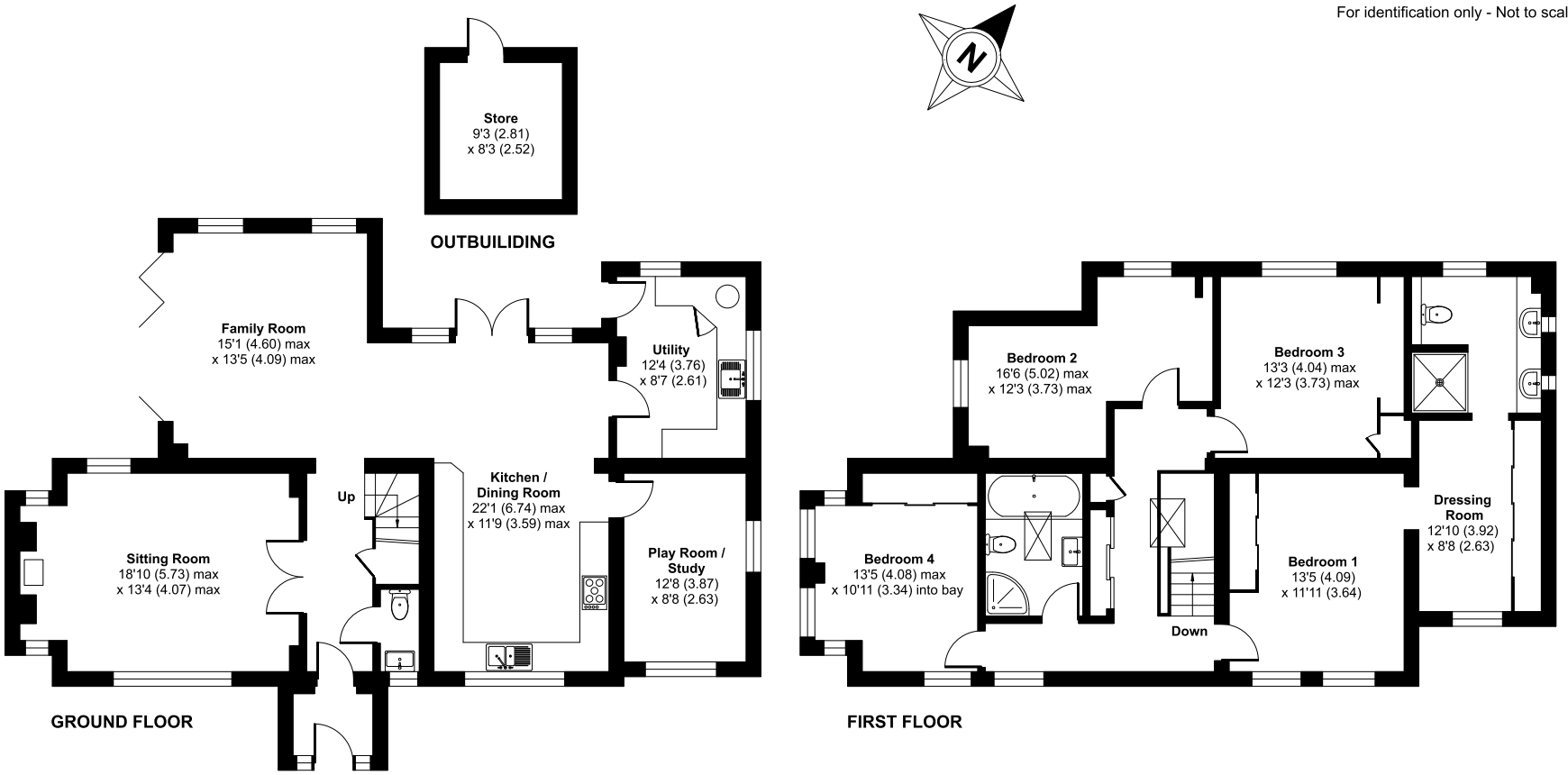






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Approximate Area = 2219 sq ft / 206.1 sq m
Outbuilding = 76 sq ft / 7 sq m
Total = 2295 sq ft / 213.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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