



Beautifully Presented Throughout
5 Bedroom Detached Home
Awkley Lane, Tockington, Bristol, South Gloucestershire

Guide Price £995,000
www.griffithnobes.co.uk



01453 799938
www.griffithnobes.co.uk



To arrange a viewing, please call us on 01453 799938 or visit www.griffithnobes.co.uk

A LITTLE BIT ABOUT THE PROPERTY...

Set within almost one and a half acres of beautifully landscaped grounds, this impressive family home offers exceptional space, versatility and a superb semi rural setting.

The property provides generous accommodation over two floors, including three reception rooms, downstairs cloakroom, a bright conservatory and an open-plan kitchen/breakfast room with modern appliances, underfloor heating and views towards the Severn Bridge.

Upstairs are five double bedrooms plus a study. Two of the bedrooms benefit from en-suites, and there is also a well appointed family bathroom serving the other bedrooms. The layout flows well and offers excellent flexibility for family life, home working or multi-generational living.

The grounds are a standout feature, with mature ornamental trees, fruit trees, soft fruit borders and seasonal displays of snowdrops, tulips and wisteria. Man made ponds, streams and waterfalls attract a wide variety of wildlife, creating a relaxing and picturesque environment.

Outdoor amenities include a paddock area and greenhouse, a charming barbecue/hobbit house, a hot tub, a pool, and pizza oven, along with a log cabin ideal for hobbies or projects.

A substantial sized garage provides excellent storage and workshop space.

Awkley Lane, Tockington, Bristol, Gloucestershire

Expansive lawns and a sun terrace offer superb areas for entertaining and hosting larger gatherings.

A large driveway with electric gates provides ample parking for 10+ vehicles. A timber storage shed and full fibre Wi-Fi complete this excellent family home.

The property sits between the villages of Tockington and Olveston, both offering pubs, a village shop, church and active community events. It is ideally placed for Tockington Manor School, Olveston Primary and a choice of secondary schools in Thornbury. Popular cycle routes, countryside walks and neighbouring fields enhance the rural feel, while motorway links, the old Severn Crossing and the Wye Valley are only minutes away.

- **Spacious Detached Family Home**
- **Beautifully Landscaped Gardens with Mature Trees and Wildlife**
- **Grounds Approaching One and a half acres**
- **Oil Fired Central Heating & LPG Gas Hob Cooking**
- **Private Septic Tank Drainage**
- **Generous Driveway with Electric Gates (Ample Space for 10+ Cars)**
- **Large Garage and Additional Outbuildings**
- **Five Double Bedrooms Plus Upstairs Study**
- **Two En-suite Bathrooms and Modern Family Bathroom**
- **Open-Plan Kitchen/Breakfast Room with Underfloor Heating**
- **Three Reception Rooms and a Conservatory**
- **Downstairs Cloakroom**
- **Paddock Area and Greenhouse for Home Growing**
- **Hot Tub, Pool, Log Cabin and Pizza Oven**
- **Full Fibre Broadband for Home Working**
- **Excellent Access to Tockington Manor and Local Schools**
- **Convenient for Motorway Links, Severn Crossing and Wye Valley.**

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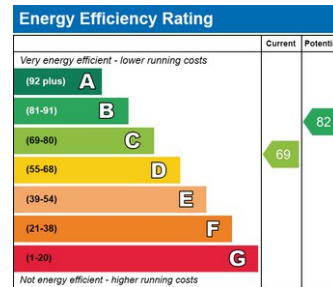
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USEFUL INFORMATION

Local authority: South Gloucestershire Council

Council Tax Band: F (£3,440.67)

EPC Rating: C (69)



BROADBAND & TELEPHONE

Broadband: (Highest available speeds – Download / Upload)

Standard: 21 Mbps / 1 Mbps

Superfast: not available Mbps / not available Mbps

Ultrafast: 1800 Mbps / 220 Mbps

Mobile Telephone:

o2 & Three: Good outdoor and in-home coverage

EE: Good outdoor coverage

Vodafone: Good outdoor, variable in-home coverage.

This information is obtained at the time of preparing this listing from Ofcom and is a guide only. There are local variations. For more information, visit <https://checker.ofcom.org.uk> or ask us.

UTILITY INFO

Electricity: Mains Supply

Water: Mains Supply

Sewerage: Private Septic Tank Drainage

Heating: Oil Fired Central Heating

VIEWINGS

Viewings are available by appointment only.

For further details, please contact us:

Telephone: 01453799938 WhatsApp: 01453799938

E-Mail: hello@griffithnobes.co.uk



IMPORTANT NOTE:

These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The Seller does not make or give, nor do Griffith Nobes Lettings and Management Ltd ("we") or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property which are NOT included unless specified in writing.

We work with a number of companies that provide services that may be of interest to you, and where you take up a referral, we may earn a fee usually in the region of £100 to £250. You are never under any obligation to use a service which we recommend or refer you to, and we actively encourage you obtain multiple quotations to ensure you are receiving the best service at the best price.

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Awkley Lane, Tockington, Bristol, BS32

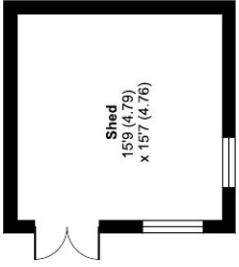
Approximate Area = 3332 sq ft / 309.5 sq m

Garage = 584 sq ft / 54.2 sq m

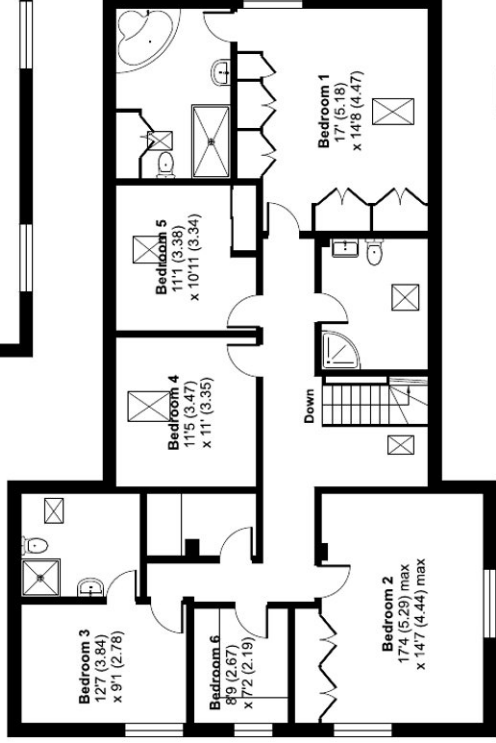
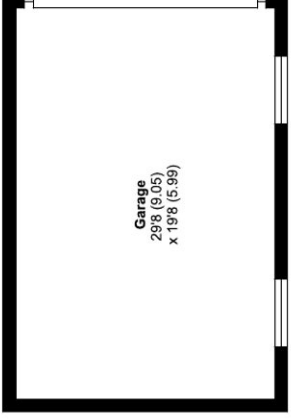
Outbuilding = 245 sq ft / 22.7 sq m

Total = 4161 sq ft / 386.4 sq m

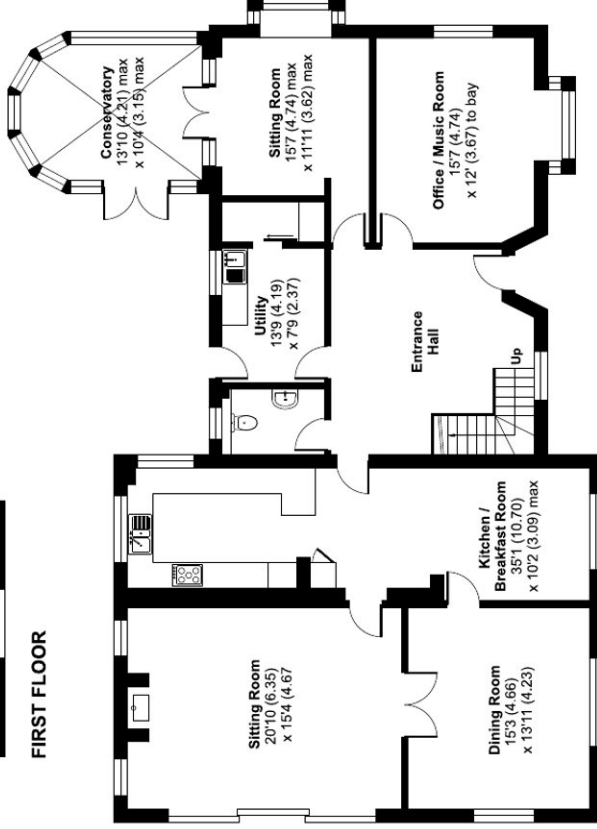
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OUTBUILDING



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential).
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