



The Mew

Thornbury Hill, Alveston, BS35 3LG



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A completely unique, architectural, grand design set in an old quarry providing a natural amphitheatre for a highly private, luxurious and exclusive family home on the fringes of the historic market town of Thornbury.

Detached, architecturally designed new build with a generous footprint totalling 4750 square foot and a high specification throughout | Bespoke, open plan kitchen dining room with Miele appliances, island and breakfast bar with marble worktops, tri fold doors onto the garden and separate utility | Media/cinema room with Juliette balcony and direct balcony access; sitting room with direct garden access | Large, south facing balcony with glass balustrades overlooking the garden | Five double bedrooms, three of which have direct balcony access; five predominantly Mandarin Stone bath/shower rooms with Villeroy & Boch sanitaryware, all of which are en suite | Wet underfloor heating, premium engineered oak flooring, Cat 6 broadband, 27 solar panels and aluminium framed double-glazed doors and windows | Detached home office / gym, triple garage and off-street parking for multiple cars | South facing level, lawned garden with flagstone terrace and additional sunset terrace | Further adjacent grounds of circa half an acre available by negotiation | 10 year Build Zone warranty, no onward chain and option to influence the finishing touches
EPC: B (predicted)

Situation

Situated on the edge of the historic market town of Thornbury, the Mew benefits from a substantial and wonderfully private plot yet with proximity to all the abundant amenities and excellent schooling options this popular town has to offer. Of note are Manorbrook Primary and The Castle School which are both rated Ofsted Good. The excellent Tockington Manor preparatory school is a mere 2.5 miles away. Thornbury itself is a bustling town with a leisure centre, abundant options for shopping and dining as well as the impressive Thornbury castle, museum, farmers' market, brewery and golf course. The nearby Old Down Country Park is a lovely open space in which to walk with a kids play area.

Alveston also provides very easy access to Bristol city centre (11 miles), Bristol Parkway (8 miles) for direct trains to London Paddington (circa 1 hour 15 minutes), Cribbs Causeway (7 miles) and the M4/M5 motorway networks (2.5 miles). Bristol airport is 23 miles away with flights to all major European destinations.





Computer-generated imagery



Computer-generated imagery



Computer-generated imagery



Computer-generated imagery

For Sale Freehold

A completely unique, architectural, grand design with a substantial footprint, excellent energy efficiency, high specification and south facing orientation set in a one-of-a-kind, natural amphitheatre location. The house is part clad with Canadian cedar giving it a sleek, contemporary finish. The design is modern and minimal with interesting angles and shape giving it unique character and abundant style. Twenty-seven solar panels are discreetly arranged on the roof, invisible from ground level.

The development is not yet complete and the developer is open to working with a buyer on the finishing touches.

The approach is via a secure gated entrance into an exclusive development of five houses with a sweeping, in/out, semicircular driveway. The house is accessed via a gravelled drive with ample parking for multiple cars, a stone terrace, triple garage with electric up and over door and CCTV. A retaining wall with integrated lighting and raised beds with a border of mature shrubs and specimen trees including michaelmas daisy, lime and evergreen spruce trees provides excellent privacy.

The front door leads into a fantastically wide and spacious hall with premium engineered oak flooring and spot lighting which runs throughout the property. Wet underfloor heating also runs throughout on both floors. Cat 6 broadband is hard wired into all the rooms. A lovely timber staircase with spindles and handrail leads to the first floor with excellent storage beneath.

To the right is a substantial and impressive, open plan kitchen dining room with wood effect Mandarin Stone porcelain tiled flooring and tri fold, aluminium framed doors onto the garden. There is ample space for dining 10 plus people as well as a useful additional family space or playroom, which could be separated off as required.

The kitchen itself is completely bespoke with a dual aspect and a range of timber wall and base units with Quartz worktops providing excellent storage, a full suite of Miele appliances including an oven, combi oven, two warming drawers, hob with extractor, two dishwashers and a full-size fridge freezer. A central island with marble worktops and a breakfast bar makes for a sociable space on which to work, eat or have a drink.

Beyond the kitchen is the utility which is spacious and benefits from ample storage, an additional sink unit and direct access onto the drive. The triple garage is integral and accessed through the utility with electric up and over doors and a concrete floor with underfloor heating.

The vestibule to the rear of the garage gives access to a cloakroom housing a WC with further storage and direct access onto the garden. Via a set of external doors at the rear of the property is the plant room with dual gas boilers, three phase electrics and a 20kW solar inverter coupled with battery backup.

Back off the hall is the sitting room which has a lovely triple aspect and direct access via bi fold doors onto the level, lawned garden.



Computer-generated imagery

Opposite is a useful study or downstairs fifth bedroom with an adjacent, Jack and Jill, en suite shower room, ideal for multi-generational living.

Upstairs, a charming timber staircase leads to a light and open first floor landing. An illuminated wall by the staircase makes for a stylish, contemporary feature. Facing the rear elevation and overlooking the garden is a superb, triple aspect, media room complete with Juliette balcony and direct access onto the balcony. This room is abundantly light and characterful with a unique shape and would work well as a media/cinema room, hobby room or guest bedroom.

The adjoining balcony is fantastic with south facing views over the garden. Bedrooms one, two and three all have direct access onto the balcony, a lovely spot for morning coffee. The principal suite is spacious with a dressing room and Mandarin Stone bathroom with a bath and separate walk-in rain shower. Bedrooms two and three also benefit from delightful garden views, Mandarin Stone en suite shower rooms and walk-in wardrobes. Bedroom four is a decent double with direct access to a Jack and Jill, en suite, Mandarin Stone family bathroom with bath and separate walk-in rain shower.

Outside

Externally, the south facing gardens are made up of level lawns and patterned flagstone terracing, set in an old quarry providing a natural amphitheatre for private, secure and exclusive family living. A fully insulated, detached home office or gym with kitchenette, three Velux skylights, porcelain tiled flooring, Wi-Fi and timber French doors onto the garden makes for a lovely spot in which to work or work out. Sliding tulip doors lead through to a garden store and WC.

A charming retaining wall, made from the old quarry stone, is a delightful feature and the banks are well stocked with shrubs and perennials as well as majestic beech and scots pine trees. An elevated, natural terrace under the beech tree with a westerly orientation makes for an ideal spot to watch sunsets. Adjacent is another plot of around half an acre of stunning, mature grounds including a modern shed, castellated folly and delightful ponds and water features; this is available by separate negotiation.

The property is available with no onward chain

Services

All mains connected

Local Authority

South Gloucestershire County Council. Tel: 01454 868 005

Council Tax: Band G

Directions: Post Code: BS35 3LG

Viewing: Strictly by appointment with Rupert Oliver Property Agents



Alveston, Bristol BS35 3LG

Approx. Gross Internal Area
3957.02 Sq.Ft - 367.62 Sq.M

Garage
475.54 Sq.Ft - 44.18 Sq.M

Home Office / Gym
317.96 Sq.Ft - 29.54 Sq.M

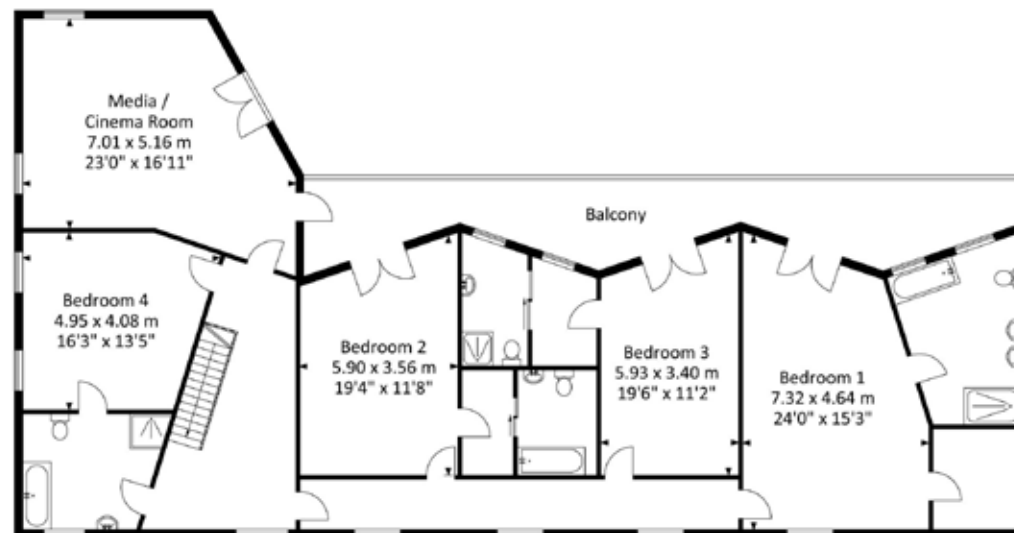
Total Area
4750.52 Sq.Ft - 441.34 Sq.M



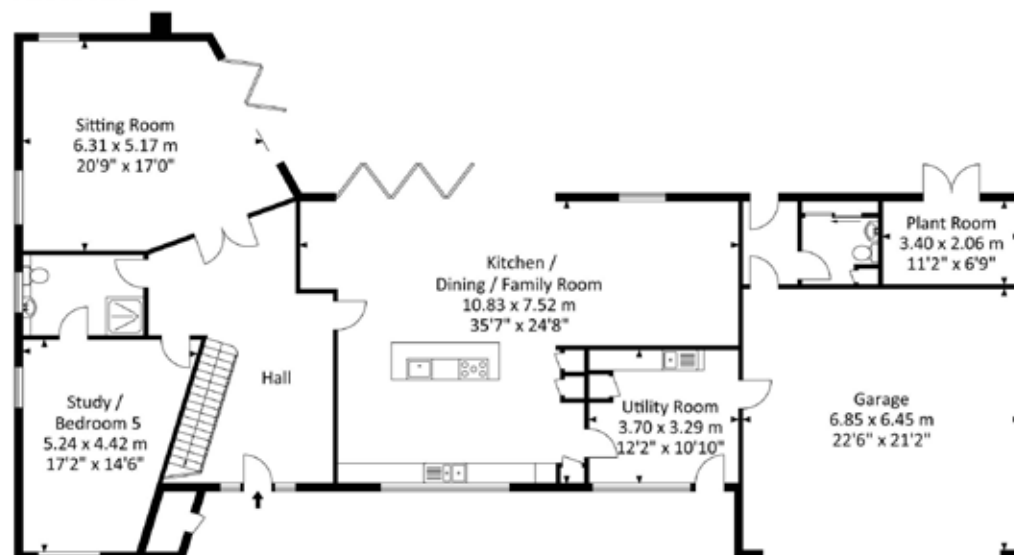
For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.



Home Office / Gym



First Floor



Ground Floor