



5 CHURCH VIEW, LOWER ALMONDSBURY

BS32



5 CHURCH VIEW, LOWER ALMONDSBURY, BS32 4DJ

An attractive well presented detached house with south facing garden situated in an elevated setting with a panoramic view over farmland and across the Bristol Channel.



Local Authority: South Gloucestershire

Council Tax band: G, EPC: D

Tenure: Freehold

Well established private gardens. Detached double garage. Parking for 4 cars.

Services: Mains water, electricity and drainage. Oil fired central heating. Broadband: BT

Guide Price: £995,000



THE PROPERTY

Church View forms an attractive well designed cul-de-sac on an elevated site. It was built by Berkeley Homes in the 1990's and the present owners purchased the property in 2008. No 5 is in an elevated position commanding stunning 180 degree views. The rear garden has a view of the village church. All rooms have wonderful views. Either across the Gloucestershire countryside, the Severn Bridge and Bristol Channel at the front, or looking over its well established south facing garden to the church, at the rear. The interior has moulded ceiling cornices, dado rails, panelled doors and moulded skirting boards. The present owners have maintained the property extremely well and replaced the kitchen and utility room in 2014 with a bespoke German kitchen by Boulevard Kitchens. Integrated appliances include two ovens, warming drawer, hob, dishwasher, larder fridge, and in the utility room an under counter freezer.









The conservatory roof was replaced a few years ago with Pilkington reflective glass. In the garden, a water feature was added with pond and waterfall.

From the hall, double doors open into the sitting room which has a stone fireplace fitted with a log burning stove. The sitting room opens into the conservatory, overlooking and accessing the garden. The dining room overlooks the rear garden and the snug looks over countryside.

On the first floor the principal bedroom has a well fitted en suite bath/shower room. There are four further bedrooms, one with an oriel window, and all five bedrooms have open views.







THE OUTSIDE

At the front of the property is a detached double garage, with two car parking areas in front, and two further parking spaces.

At the front of the house are lawns, with shaped borders planted with shrubs, ornamental shrubs and roses, and central steps lead to the front entrance. The attractive south facing rear garden is well established. It is private and enclosed and has a view of the village church.

There is lawn, deep shaped borders and raised beds planted with a variety of flowering shrubs, ornamental trees, bushes, roses, and arbours with climbing shrubs. Immediately at the rear of the house is a paved area, looking over its garden.

A pathway leads up over the lawn to a gazebo and paved area, designed to capture the stunning and extensive views of countryside and across to the Welsh coast. Both areas are ideal for entertaining. There is a raised pond with waterfall, and fruit trees include apple, plum and crab apple.



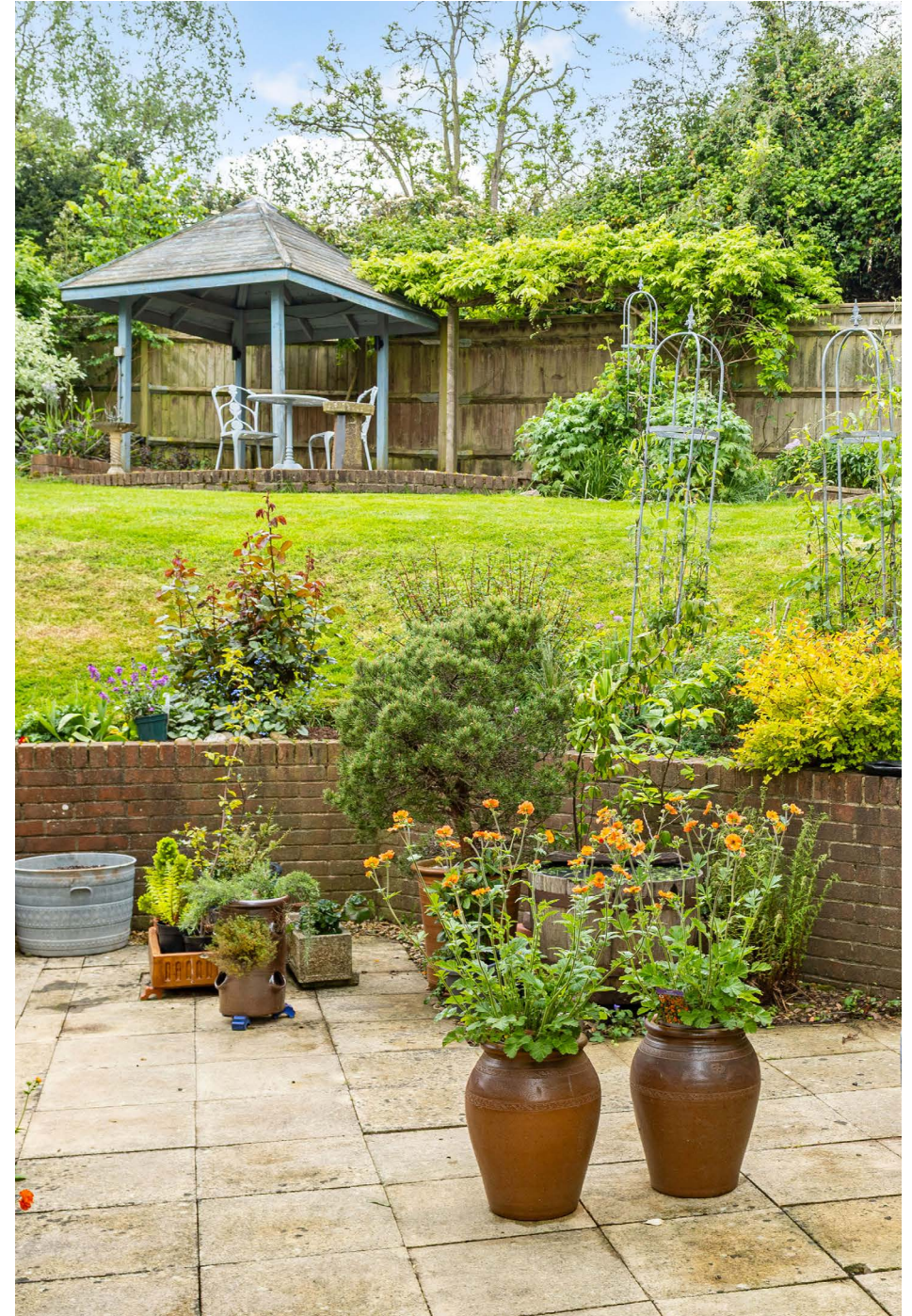


SITUATION & AMENITIES

Lower Almondsbury is a very popular and sought after village with a strong and active community. Church View is a select development of six detached traditional style houses, with No 5 regarded as occupying the best position. It has stunning views from its elevated position over Gloucestershire countryside, and across the Channel to the Welsh Coast. The rear south facing private garden has a view of the village church. The village has a primary school, church, community shop, medical and dental practice, pub and village hall. There are lovely walks in the area.

Directions:

Having turned off Townsend Lane into Knole Close, continue to the top, and veer to the left. The entrance to Church View is seen ahead and No 5 is seen on the right hand side.



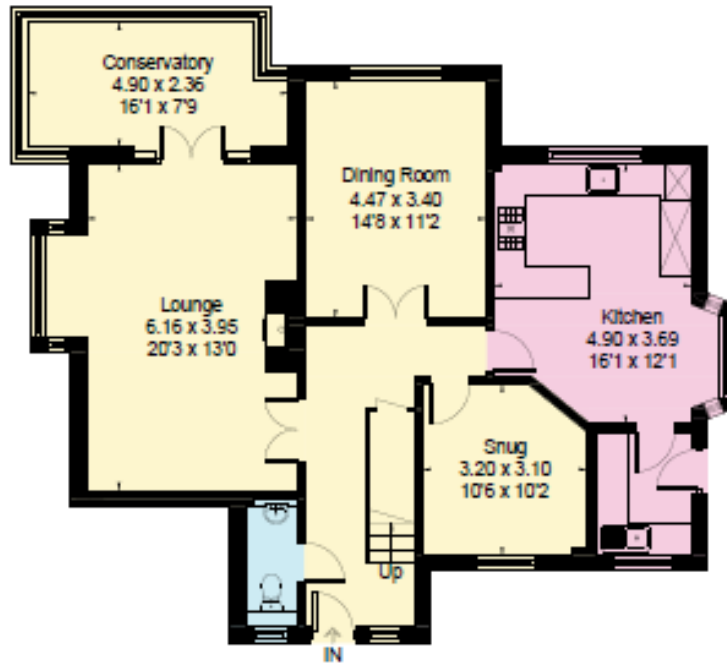




Church View

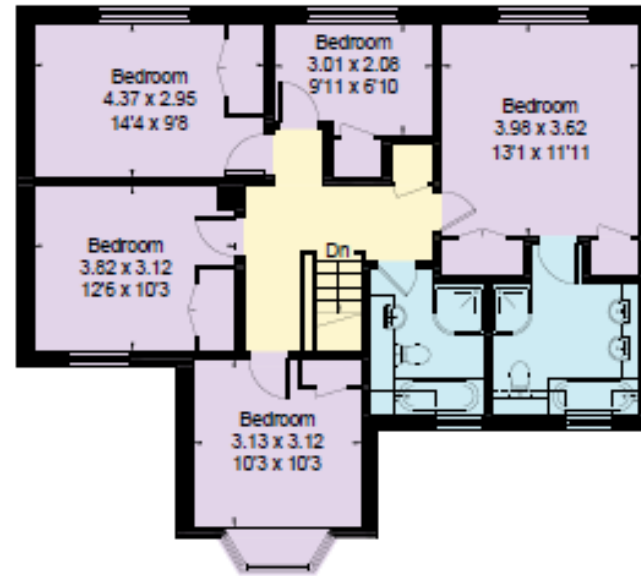
Almondsbury Bristol, BS32

Gross Internal Area (Approx.)
 Main House - 190.6 sq m / 2052 sq ft
 Garage - 34.2 sq m / 368 sq ft
 Total Area - 224.8 sq m / 2420 sq ft

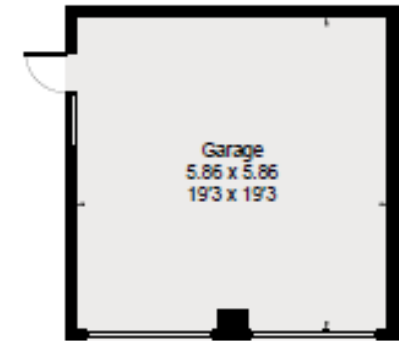


Ground Floor

= Reduced head height below 1.9m



First Floor



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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