



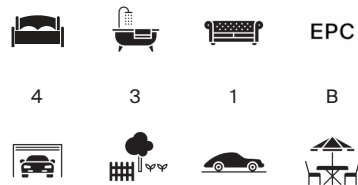
OLVESTON, SOUTH GLOUCESTERSHIRE

BS35



FOXLEAZE, HAW LANE, OLVESTON, BRISTOL, BS35 4EQ

A most attractive, individual and extremely well presented detached village house built in 2016, adjoining farmland.



Local Authority: South Gloucestershire

Council Tax band: F

Tenure: Freehold

Outside: Integral garage, garden, parking, gated entrance. Broadband provided by Utility Warehouse.

Services: Mains water, drainage & electricity. Gas central heating. Part underfloor heating. Mechanical Ventilation and Heat Recovery System.

Guide Price: £1,175,000



THE PROPERTY

Although only built in 2016, Foxleaze is designed externally to appear as a traditional house with the interior having a contemporary style and finish. The property is extremely well presented and appointed, and emphasis is given to high energy and low maintenance. The specification is high with wood and natural limestone tile floors, a solid oak staircase, hardwood double glazed windows, and zoned underfloor heating to the ground floor rooms. The well proportioned sitting room is fitted with a log burning stove, and has glazed double doors open to the dining area. The bespoke 'Sarah Jane' breakfast kitchen is extremely well fitted with painted timber cupboards, a Britannia Range cooker and an island unit with breakfast bar. There is a large utility room with extensive storage and a door leading to the outside, making it ideal for dog owners and the practicalities of country living. The dining area has bifold doors opening to the south facing garden.



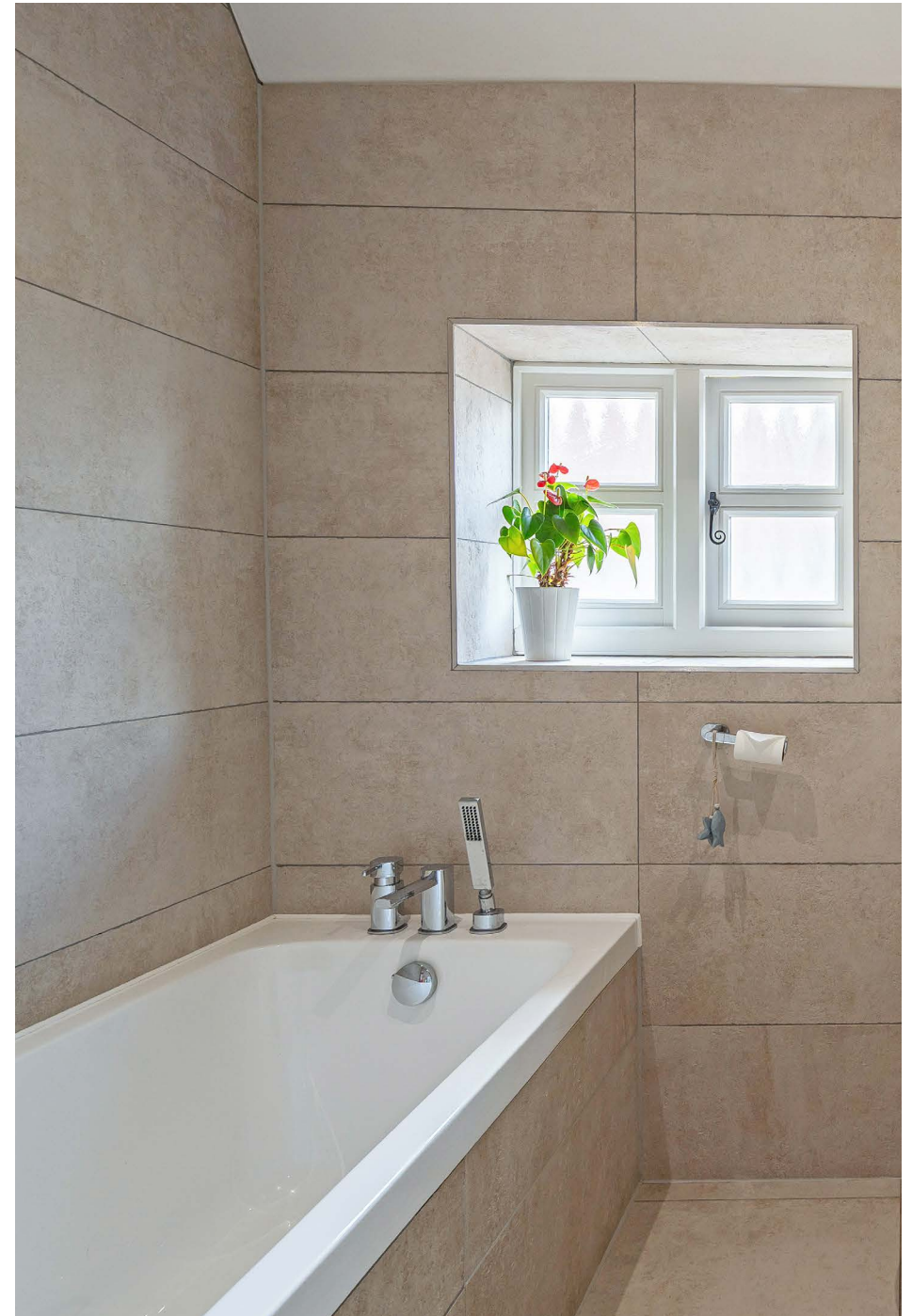






On the first floor, the principal bedroom has an en suite shower room and French windows open to a Juliet balcony with a lovely view over the adjoining farmland and countryside, as does the guest bedroom suite.

There are two further bedrooms with an attractive village outlook and a family bath/shower room. The two en suite shower rooms and family bathroom have underfloor heating.







OUTSIDE & SITUATION

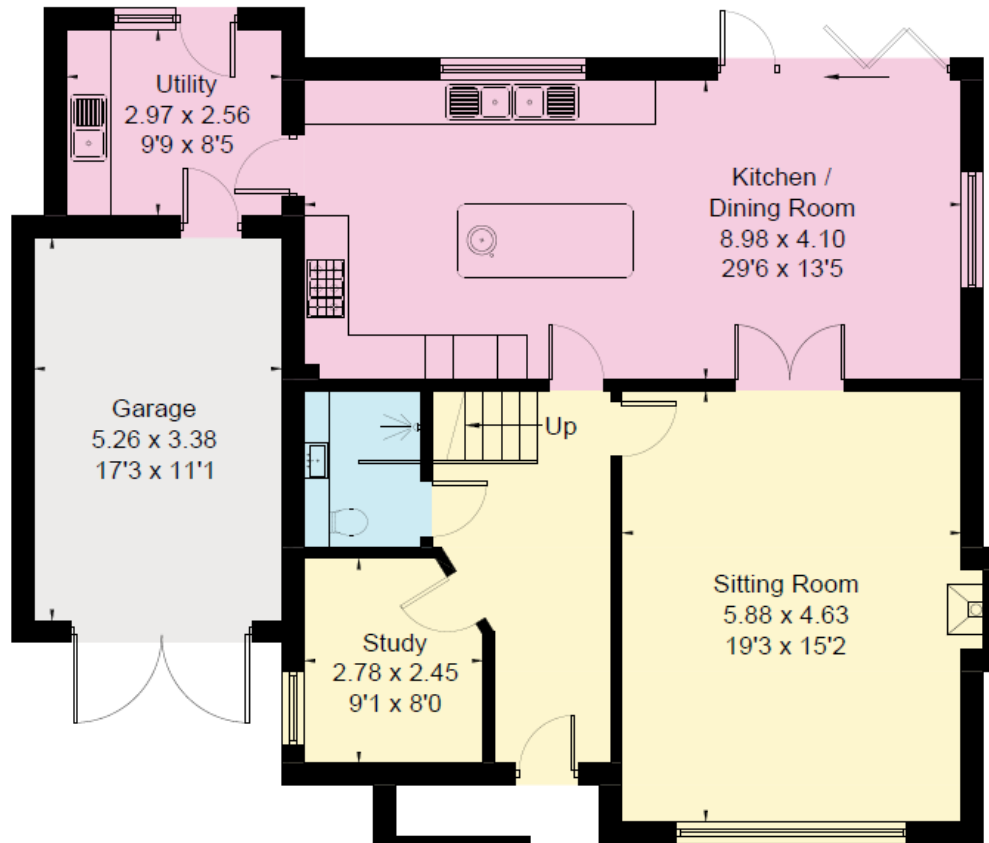
Foxleaze is approached through electric double entrance gates opening onto a block-paved parking area and the single integral garage with sectional electric door. A stone wall and mature hedging provide privacy to the front. The enclosed rear garden adjoins farmland, enjoys attractive countryside views and is mainly laid to level lawn. A paved terrace spans the rear of the house and, together with a retractable awning outside the dining area, provides an ideal space for outdoor entertaining.

Foxleaze occupies a level position set back from Haw Lane behind electric gates, backing onto farmland and within easy walking distance of village amenities. The property lies within the conservation area, with adjoining farmland protected as Green Belt. Olveston is a highly regarded village with a strong community, offering a village store/post office, public house, church, village hall, sports clubs, a thriving primary school and a popular tennis club. Tockington Manor School, with nursery and preparatory departments, is located in the neighbouring village, while Marlwood and Castle schools are both easily accessible via daily village bus services. There is also an excellent choice of independent schools in Bristol.

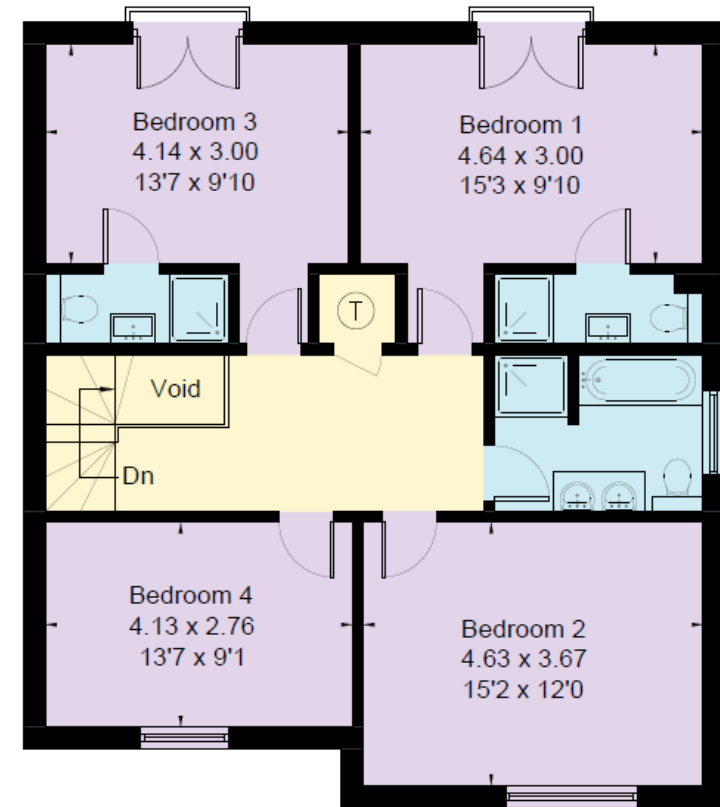




Approximate Floor Area = 185.1 sq m / 1992 sq ft
Garage = 18.3 sq m / 197 sq ft
Total = 203.4 sq m / 2189 sq ft



Ground Floor



First Floor

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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