



16 Sundays Hill
Almondsbury | Bristol | Avon | BS32 4BN

STEP INSIDE

Step inside to a striking bespoke atrium, where a beautiful feature floods the space with natural light and creates an immediate sense of openness, drawing you into the heart of the home. The thoughtfully designed kitchen is both stylish and practical, featuring elegant Indian granite worktops, integrated fridge and freezer, and ample storage throughout. Designed with entertaining in mind, it also benefits from a dedicated dining area and a separate utility space, making it as functional as it is inviting.

Just off the kitchen, you are welcomed into a truly breathtaking living room, where large windows frame far-reaching views across the Severn Vale and towards the Welsh hills. The ground floor further offers a formal dining room, ideal for hosting, along with a bright conservatory that provides direct access to the patio and gardens beyond. This level is completed by a well-proportioned double bedroom and a bathroom.

To the first floor, the principal bedroom is a standout feature of the home, perfectly positioned to take full advantage of the stunning outlook, with doors opening onto a private balcony. The room also benefits from a generous en-suite and fitted storage, creating a comfortable and well-appointed retreat. This floor is completed by a further bedroom and an additional family bathroom, offering flexible accommodation for family or guests.

The lower ground floor provides two further bedrooms, a family bathroom, and a useful utility space, offering excellent versatility. This level is particularly well suited to multi-generational living, guest accommodation, or potential for a more self-contained arrangement if desired.





SELLER INSIGHT

“Occupying an enviable hillside position this impressive, detached residence offers a superb combination of space, privacy and far reaching views towards the Severn Bridge. When the present owners, John and Pat, saw a photo of the house nestled between a soft leafy border and woodland to the rear, its charms began to weave their spell. At the viewing they walked through the front door and were immediately captivated, and nineteen years later that feeling has never left them.

Over the years Pat and John have shaped the house into a warm and welcoming space, and have thoughtfully expanded it, work included making additional bedrooms in the extensive loft, a stunning curved roof line and a striking external atrium with stairs leading up to the first floor where they created a large open plan and sociable living area.

It is a home where every room is appreciated and enjoyed and where the beautiful views add a tremendous wow factor. You can settle in the lounge and watch dramatic skies roll towards you, follow vivid sunsets steal across the sky and the seasons unfolding over the rolling countryside. It is very special.

This same view ensures the master bedroom has the same charm. With no need to draw the blinds you can watch the lights of Chepstow twinkling in the dark or sit on the balcony and sip a morning cup of coffee: although John has a favourite coffee spot in the garden where on summer mornings, he can watch the sun rise.

The semi rural garden is a joy and full of colour and interest. In spring the gentle bank down to the lower field is a sea of bluebells, whilst the greenhouse and allotment will keep the interested gardener busy: and the log cabin in the trees behind the house is currently used as a gym.

The patio is an outside living space where you become one with the landscape and can savour the tranquillity surrounding you. John reflects that the house and patio combine to make a most sociable home which probably at its best when full of people. The dining room easily seats thirteen and there has been a marquee in the front garden for milestone occasions.

Almondsbury is a friendly and community minded village. Pat and John have volunteered in the community run and well stocked shop which is also a valuable village meeting point, and they enjoy walking to the local pub. The nearby Wye Valley of Outstanding Natural Beauty provides a wealth of scenic walking, with convenient access to the M5 motorway network, placing Bristol and the wider area within easy reach.

John and Pat will miss the space and flexibility of the house and its fantastic location. They say their life there has been magic and they take away many very happy memories.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

















STEP OUTSIDE

Step outside and discover beautifully landscaped gardens set within approximately two-thirds of an acre, offering a wonderful sense of space and privacy. A long, private driveway leads to a double garage and a selection of outbuildings, including a gym and separate shed, providing excellent versatility.

The gardens wrap around the property and are thoughtfully planted with an array of mature trees and vibrant flowers, creating a tranquil and secluded setting. Enjoy stunning, uninterrupted views across the Severn Vale and towards the Welsh hills, with the property also overlooking open fields within a designated conservation area, ensuring the outlook is preserved.

Directions:

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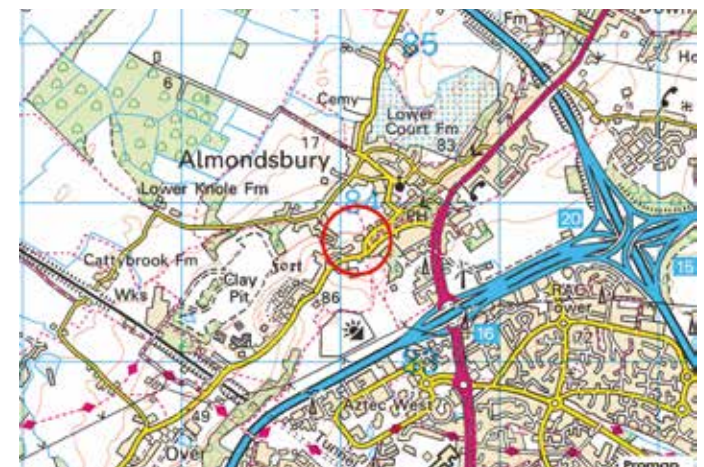


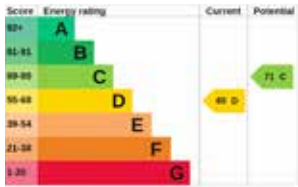




LOCAL AREA

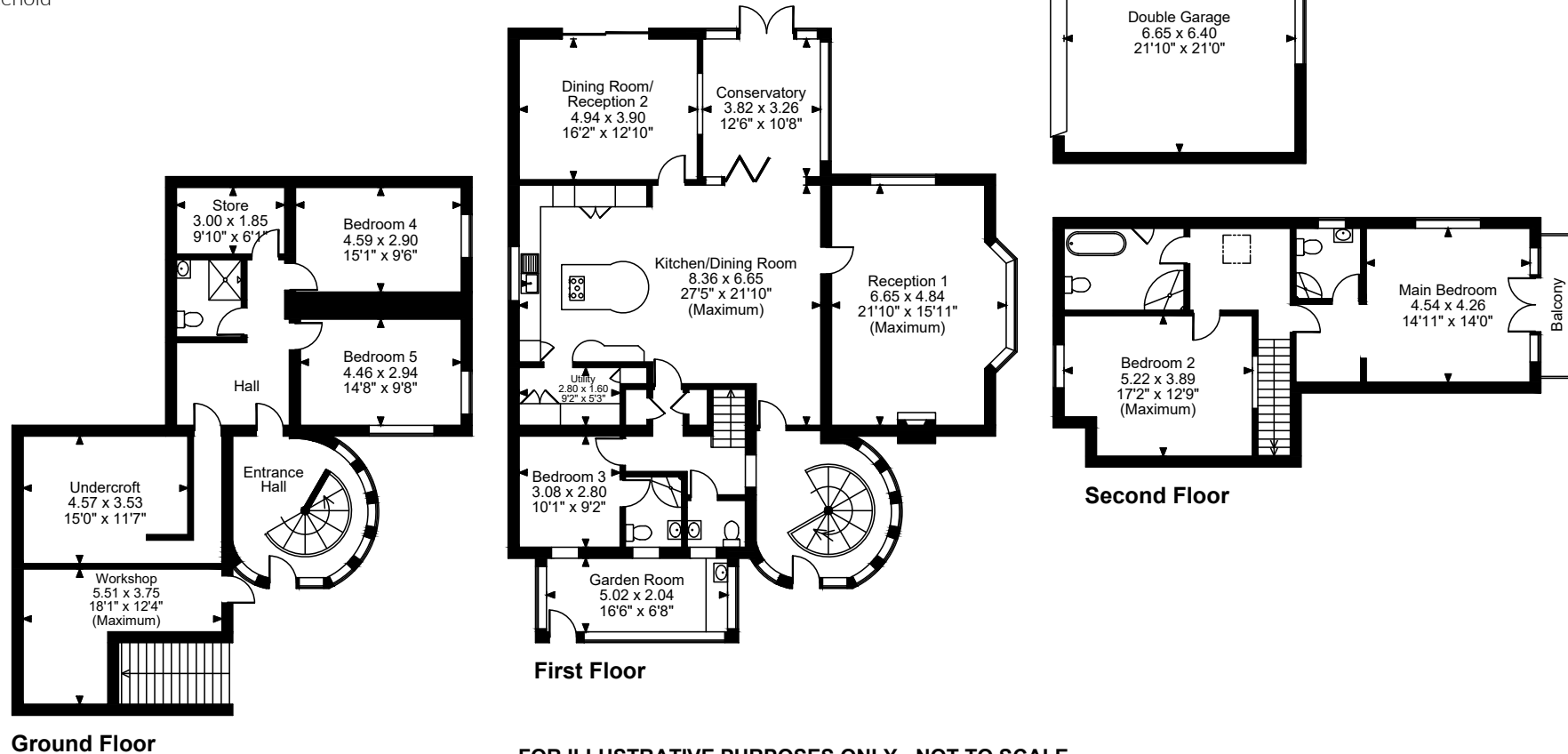
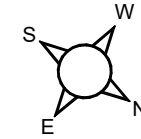
Almondsbury is a village located in South Gloucestershire, just north of Bristol in southwest England. It sits near the junction of the M4 motorway and M5 motorway, making it an important transport hub. The village lies on slightly elevated land, offering views over the Severn Vale and toward Wales. Its location provides easy access to both urban areas and the surrounding countryside.





Council Tax Band: F
Tenure: Freehold

Sundays Hill, Almondsbury, Bristol
Approximate Gross Internal Area
Main House = 3440 Sq Ft/320 Sq M
Double Garage = 458 Sq Ft/43 Sq M
Workshop = 154 Sq Ft/14 Sq M
Balcony external area = 38 Sq Ft/4 Sq M
Total = 4052 Sq Ft/377 Sq M



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