

Lynwood, Over Lane, Almondsbury, South Gloucestershire



A striking contemporary detached house, beautifully presented, with an open outlook backing on to grazing land within the green belt.

Summary of accommodation

Ground floor 33' open plan kitchen/lounge/dining area | Sitting room/bedroom 4
Study/boot room | Shower/cloakroom | Utility room | Plant room | Integral single garage

First floor Gallery landing | Principal bedroom with en suite dressing room and bath/
shower room | 2 further double bedrooms | Family bath/shower room

Outside Garden | Built-in barbeque | Generous parking

Distances

Bristol City Centre 8.5 miles | M5 J17) 1.3 miles | Cribbs Causeway Regional Shopping
centre 2 miles | Thornbury 5.5 miles | Bristol Airport 18.4 miles
Parkway Rail Station 4.8 miles (Distances are approximate).

The Property

Over is situated just southwest of Almondsbury, a pretty village in South Gloucestershire, and only about 5.5 miles from the market town of Thornbury. Lynwood has a lovely open country outlook to the front and rear, with its rear garden backing on to grazing land located within the green belt.

Lynwood is a most striking contemporary house. The present owner purchased the property as a bungalow in 2017, demolished it and obtained planning permission to build a two-storey contemporary house, the design of which was aided by an architect. In its design, emphasis was given to light rooms, space and low maintenance.

The interior is stunning with a floor to ceiling A framed window in the reception hall, which is overlooked by a gallery landing.









There are oak floors and most of the rear elevation on the ground floor is glazed with large sliding doors opening to the garden which are fitted with electric blinds, bringing the garden into the room. The reception hall looks through the lounge area to the garden. The 33' open plan breakfast kitchen/dining/lounge is impressive. The bespoke breakfast kitchen is well fitted with integrated appliances, and the island unit has a marble breakfast bar. The dining area leads to the sitting area with an electric log stove. Pocket sliding doors are able to divide the hall from the open plan breakfast kitchen/dining/sitting room, if required. The sitting room/bedroom 4 is a comfortable room overlooking the front garden. There is also a large utility room providing plenty of storage with a back door that leads to the side of the house.

On the first floor the gallery landing has a glazed balustrade and has a lovely outlook through the A framed hall window. The principal bedroom has a dressing room and en suite bath/shower room. There are two further double bedrooms and a family bath/shower room. Both bathrooms are extremely well fitted.



Outside

Lynwood is approached over an entrance drive providing parking for a number of cars and leads to an integral single garage with electrically operated roller door. There is lawn either side of the drive interspersed with specimen trees including a weeping silver birch.

The rear garden is laid to level lawn and has a west facing aspect. Trees include a mature magnolia, cherry tree, two apple and a plum. There is a built-in barbecue area, and a decked area with pergola designed to catch the afternoon and evening sun. Spanning the width of the house is a deep paved patio, with lavender beds, ideal for entertaining and overlooks the garden and grazing land.

Directions (Postcode BS32 4BZ)

From the Bristol direction, drive along Over Lane for about one mile. The entrance to Lynwood is seen on the left hand side, opposite Sandays Garden Nursery.

Property information

Services: Main water, electricity and gas are connected to the property. Private drainage. Gas central heating. Under floor heating to the ground floor. The principal bedroom has air conditioning. Mechanical heat recovery ventilation (MHRV) is installed through-out the house.

Local Authority: South Gloucestershire Council : 01454 868 009

Council Tax Band: G

EPC Rating: B

Guide Price: £1,200,000

Viewings

By appointment through sole selling agent Knight Frank.





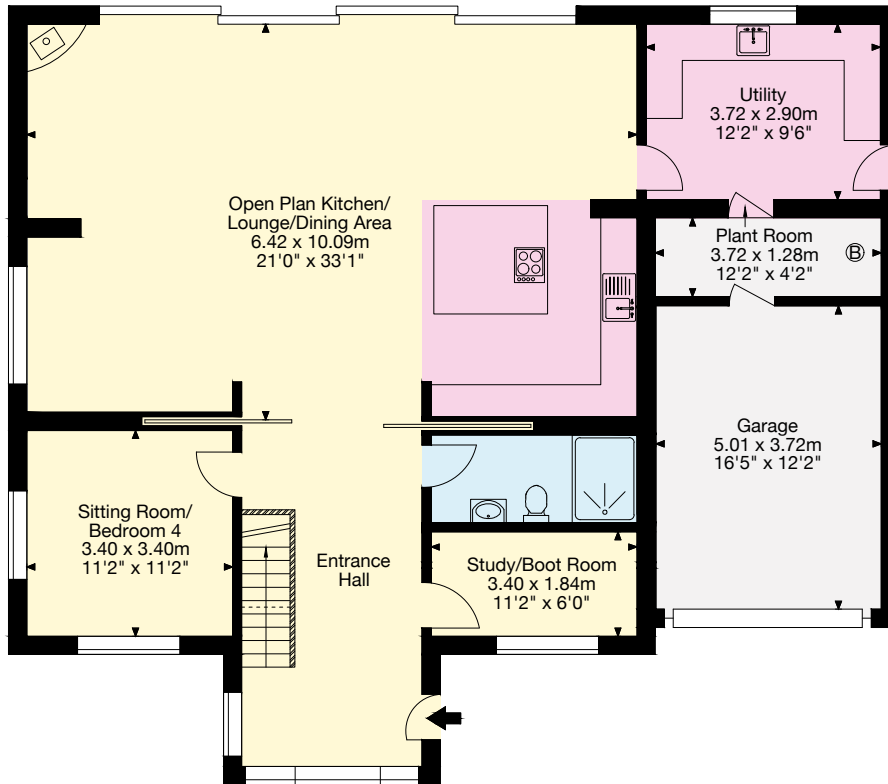
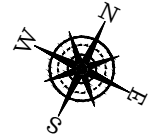
Approximate Gross Internal Floor Area

Main House = 225 sq m / 2,421 sq ft

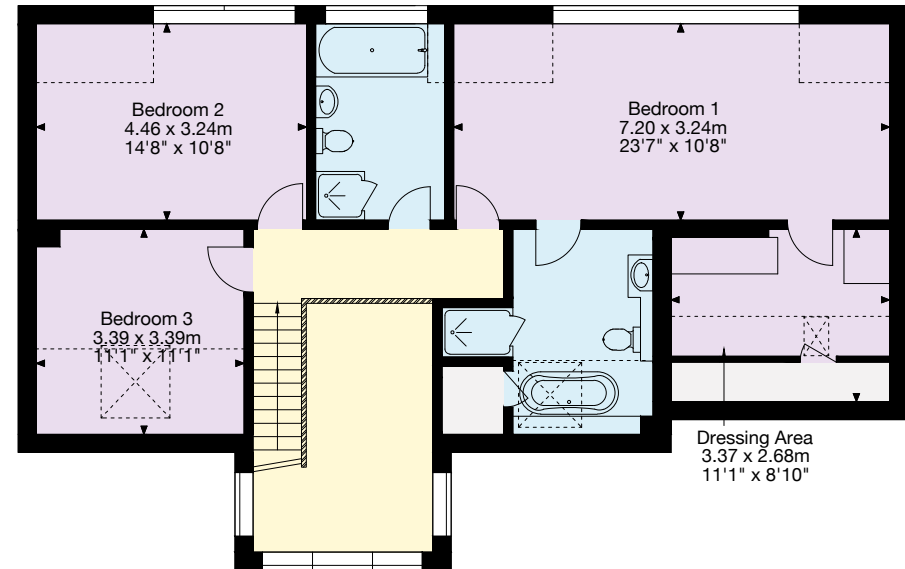
Garage = 18 sq m / 201 sq ft

Total Area = 243 sq m / 2,622 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor



First Floor

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