



Over Lane, Almondsbury, South Gloucestershire

An exceptional four bedroom family home with elevated rural views and ample off street parking.

Location

Netherwood, found on Over Lane is a striking 1930s four-bedroom home with accommodation of circa 2600 ft.² This stunning family home affords an attractive view to the front, with a wonderful blend of garden and sun terraces which wrap around the house.

Locally, there is a host of high-quality amenities which include schools in the state and private sectors, with the attractive village of Almondsbury close by. Just 5.5 miles away is the pretty market town of Thornbury, with extensive shopping facilities and Cribbs Causeway nearby.

Description

Netherwood affords accommodation arranged over three floors, with each room offering an attractive outlook to the front and rear. On the ground floor, there is a flexible footprint which is perfect to entertain, with the principal reception rooms affording access from a wide and welcoming entrance hall.

A bespoke kitchen boasts a striking sunny outlook to the fields beyond, complete with range of high-end integral appliances and ample fitted storage. This generous footprint is a great place to entertain, with bifold doors opening to an attractive sun terrace. From here, there is a useful pantry/utility room with further plumbing for the necessary white goods.

A large sitting room covers almost the full depth of this home, offering a wonderful place to entertain or simply to relax, with a striking outlook and flowing to a most impressive glazed garden room.

Completing the accommodation at this level is a useful study room, further storage and a WC.





On the first floor, there is a bay-fronted principal bedroom with a walk-in wardrobe and a luxurious en suite shower room. There are two further consistently proportioned bedrooms with an outlook to the front and side, serviced by a beautiful family bathroom with a separate shower.

The second floor offers an element of flexibility, with a generous fourth bedroom and extensive dressing room, as well as eaves storage and a luxurious guest bathroom.

Outside

The gardens surrounding Netherwood allow you to enjoy the sun throughout much of the day. At the rear, there is a beautiful terraced garden with extensive seating areas, with a sun terrace to the east and west elevation which creates the perfect place for outdoor entertainment.

A sweeping drive has allocated parking for several vehicles and access to a double garage.

Property information

Tenure: Freehold

Local Authority: South Gloucestershire Council

Council Tax Band: G

Offers In Excess Of: £1,000,000



Approximate Gross Internal Floor Area

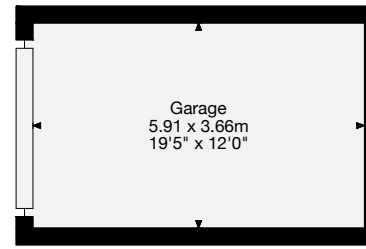
Main House = 243.52 sq m / 2,621.22 sq ft

Garage = 21.63 sq m / 232.82 sq ft

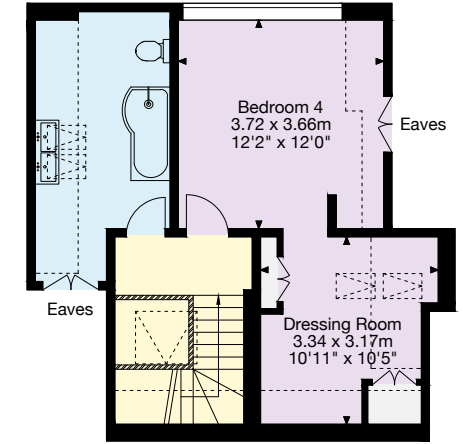
Total Area = 265.15 sq m / 2,854.04 sq ft



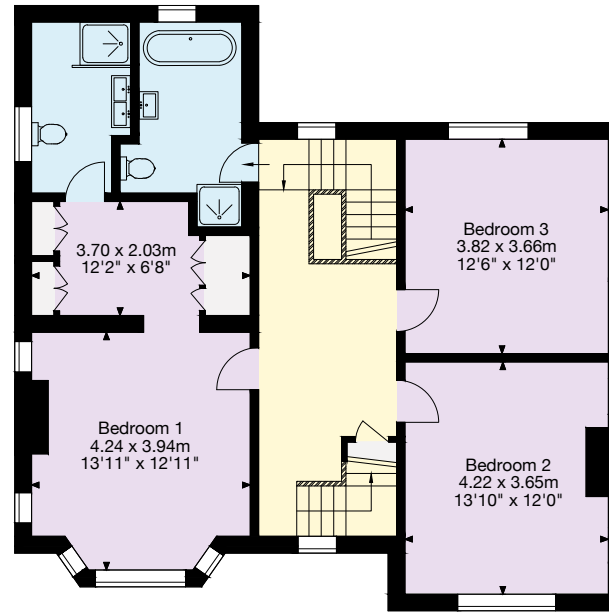
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



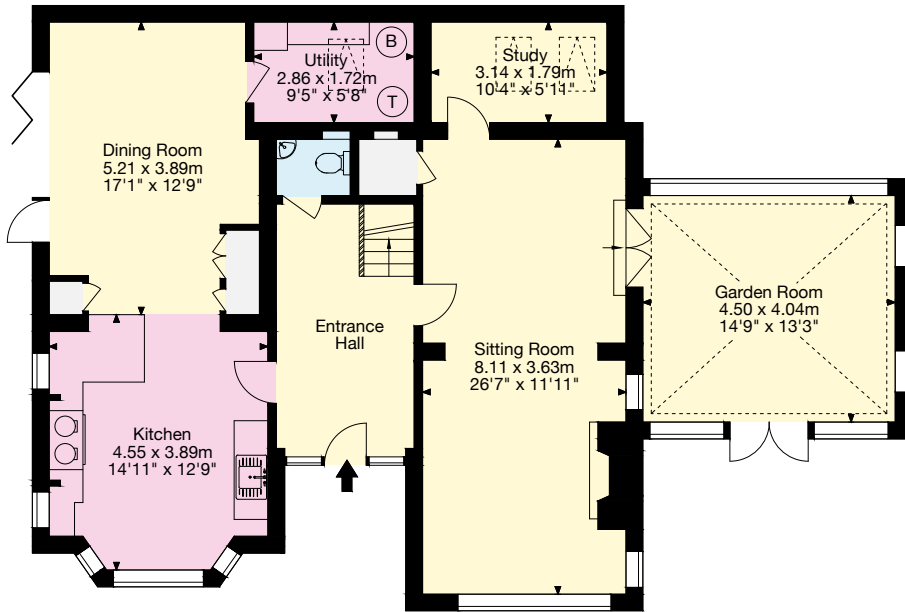
Garage



Second Floor



First Floor



Ground Floor

Knight Frank Bristol
1 The Mall
Clifton
BS8 4HR
knightfrank.co.uk

I would be delighted to tell you more
Robin Engley
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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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