



BRIDGE VIEW 23 THE SCOP,
LOWER ALMONDSBURY, BS32 4DU

GOODMAN
& LILLEY







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GUIDE PRICE
£2,000,000

A discreetly positioned, truly impressive detached family home set in delightful, generous landscaped grounds with the most outstanding panoramic views across open countryside towards the Bristol channel and Severn bridges beyond.

A significantly remodelled and extended detached home located within one of the region's most sought after villages. Perfectly located for swift access to the motorway network and mainline rail station at Bristol Parkway, the home sits at the higher end of this prestigious road and is approached via a gated driveway.

Surrounding Area

This fabulous home with awe inspiring views and sunsets is perfectly placed for access to Cribbs Causeway, Bristol city centre and the motorway network. There is a good choice of both private and state schools in the area. The former include Tockington Manor, Silverhill, Westonbirt, Wycliffe and the various schools in Bristol such as Redmaids High, Clifton College and Badminton School. Sporting venues include "The Wave" surf lake, championship golf courses, tennis clubs and many equestrian events including Badminton Horse Trials.

Distances

The bustling market town of Thornbury is within a 2 mile drive with an extensive range of shops, restaurants and pubs. The main regional centre is Bristol, about 6 miles to the south via the A38, while the beautiful city of Bath, with its superb architecture, history and shops, is 16 miles via the M4. Cheltenham, Gloucester and Swindon are also within easy daily commuting distance. Communications are excellent. Junction 16 of the M5 is 3 miles drive. Bristol Parkway station is 6 miles, from which there is a direct fast rail services to London Paddington taking 1 hour 17 minutes and the Severn Crossing is just 3.7 miles. Bristol International Airport is 20 miles.

Accommodation

Ground Floor

- Outstanding Detached Home
- Five Bedrooms

The house has a wonderful approached via a generous brick paved gated driveway to an attractive wooden entrance door, that provides access to a tiled floored entrance area filled with light, that in turn opens into a magnificent sitting room (31 ft in length) with bi folding doors out to a rear patio area, a modern high quality fitted kitchen with integrated appliances and breakfast area and a dining room with space for a 14 seater dining table. Stairs rise with glass balustrades to the first floor and a door leads on to a fitted utility room, quality downstairs cloakroom/wc, and a home office / playroom with doors out to the rear garden and with an attached shower room.

First Floor

All of the five first floor bedrooms are accessed from an impressive landing area, the master bedroom offers everything you would expect from this magnificent home, with a superb en suite bathroom, separate dressing room and bi folding doors out to a rear terrace with outstanding views that take in both severn bridges. There are two more en suite bedrooms again fitted exceptionally and a further two bedrooms that have use of a fourth quality bathroom.

Grounds

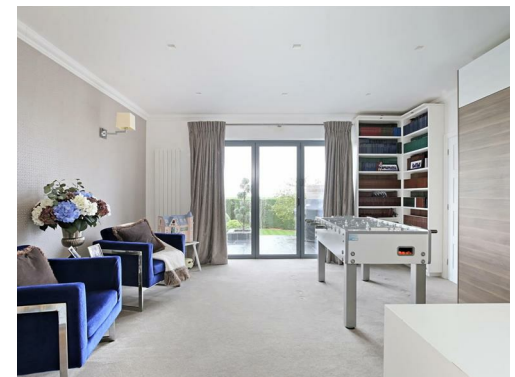
The private landscaped grounds offer something for everyone with wonderful paved patio / terraces to enjoy the sunsets, a formal lawn area and a lawned play area for the children.

- Excellent Semi Rural Location
- Three En Suite Bedrooms

Garage and Driveway

The property has a double garage to the front, accessed via the gated driveway which offers ample secure parking.

- Superb Panoramic Views
- Landscaped Grounds







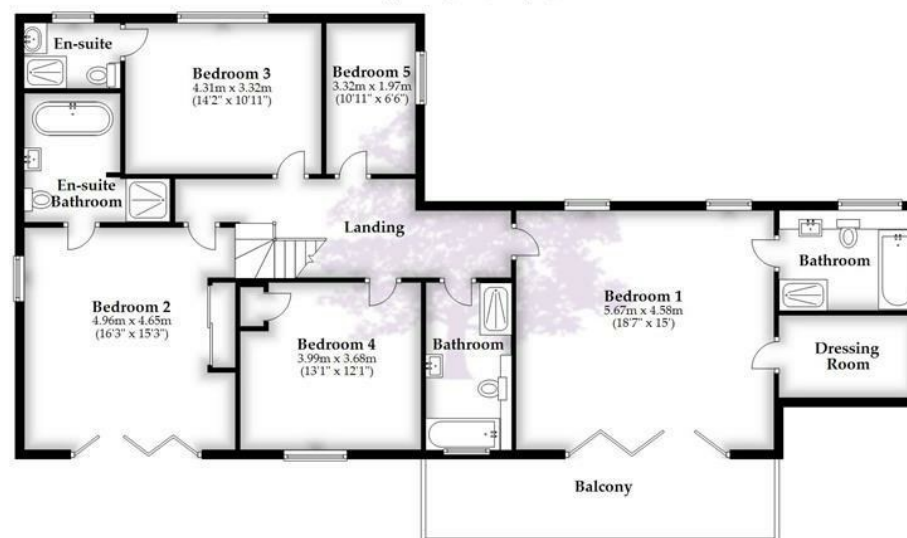
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Ground Floor
Approx. 188.1 sq. metres (2025.0 sq. feet)



First Floor
Approx. 135.3 sq. metres (1456.3 sq. feet)



Total area: approx. 323.4 sq. metres (3481.3 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Plan produced using Plan!p.

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