



80 Over Lane, Almondsbury, South Gloucestershire, BS32 4BT

**GUIDE PRICE £450,000**

**G** **GOODCHILD**  
ESTATE AGENTS

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## PROPERTY OVERVIEW

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A beautifully improved (2014) and thoughtfully extended semi-detached family home, positioned along the highly regarded Over Lane in Almondsbury, offering approximately 1,065 sq ft of stylish accommodation alongside a fantastic rear garden and impressive range of upgrades completed by the current owners.

The property has undergone an extensive programme of renovation and modernisation, including being stripped back to bare brick before being fully replastered with new ceilings throughout. In 2014, the house was significantly enhanced with a two-storey rear extension, helping create the spacious and versatile layout now on offer.

The ground floor is particularly well suited to modern family living, centred around a generous kitchen/dining room overlooking the garden. The kitchen provides excellent workspace and storage, whilst the dining area comfortably accommodates family dining and entertaining. A separate living room offers a cosy retreat, with open views of the field. The ground floor further benefits from a utility room and cloakroom.

Upstairs, the property offers three well-proportioned bedrooms, including a principal bedroom alongside a modern family bathroom with bath and shower.

The improvements carried out extend far beyond cosmetics, with a comprehensive rewire and replumbing programme completed throughout the property. The consumer unit was relocated to the utility room, with wired TV, satellite, HDMI and network points distributed throughout the house, together with surround sound wiring installed to both the lounge and kitchen/dining room. The plumbing system was fully replaced, including relocation of the boiler from the first floor to the utility room, whilst the original lead mains water supply was also removed.

Further works included replacement windows throughout (with the exception of the two front first floor windows), together with a complete replacement roof incorporating new felt, battens and tiles. The chimney stack was also removed to create additional usable internal space.

Outside, the property enjoys a substantial rear garden backing onto greenery, providing an excellent family space with a wonderful degree of privacy. Positioned at the rear of the garden is a substantial brick-built workshop with power, ideal for hobbies, storage or those working from home. To the front, there is driveway parking.

### Location

Almondsbury remains one of South Gloucestershire's most sought-after villages and the property benefits from beautiful country walks right on the door step. The area offers a strong community feel whilst remaining exceptionally convenient for Bristol commuters. The village benefits from a highly regarded primary school, community shop, doctor's surgery, parish church and popular public house.

The property is ideally positioned for access to the M4/M5 motorway network, Bristol Parkway Station and Cribbs Causeway, making it perfectly placed for both local and national travel.

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# KEY DETAILS

- Extended Semi-Detached Family Home (approx. 1,065 sq ft accommodation)
- Fully Renovated & Improved In 2014
- 3 Bedrooms
- Spacious Kitchen/Dining Room
- Brick-Built Workshop With Power
- Driveway Parking

Guide Price: £450,000

Tenure: Freehold

Council Tax Band: B

Local Authority: South Gloucestershire

Vendors Onward Position:

Onward Purchase

EPC: C

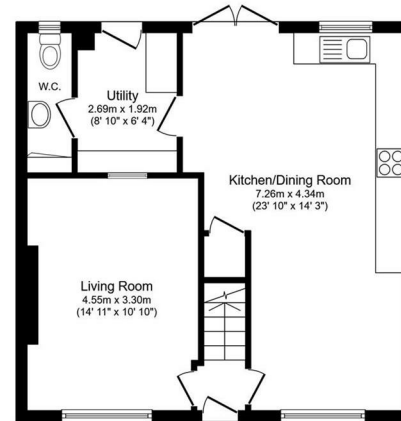
Viewing: By appointment only



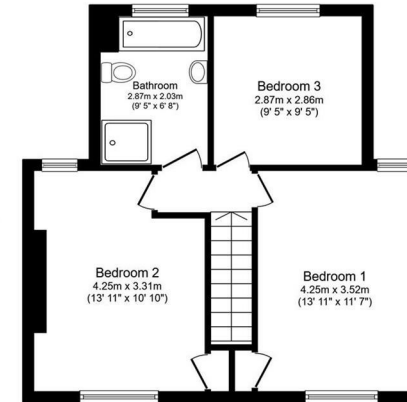
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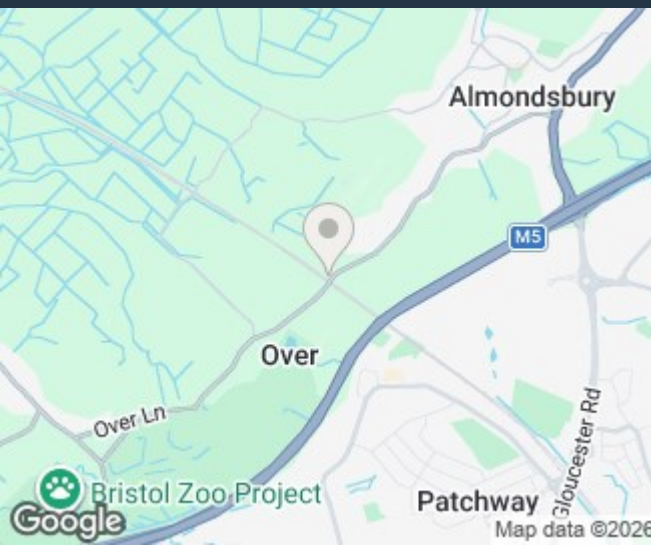
Ground Floor



First Floor

Total floor area: 99.0 sq.m. (1,065 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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**Important Notice:**

These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation please either call, email or follow the QR to book online.



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