



4, Over Court Mews Over Lane, Almondsbury, South Gloucestershire, BS32
4DG

GUIDE PRICE £895,000

 **GOODCHILD**
ESTATE AGENTS

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PROPERTY OVERVIEW

A truly exceptional Grade II listed home forming part of the historic and highly regarded Over Court development, sympathetically converted from this landmark former country house whilst retaining an abundance of original character and architectural charm.

Occupying a particularly distinctive position adjoining the development's iconic clock tower, this elegant and highly individual home extends to approximately 2,299 sq ft and offers beautifully balanced accommodation arranged over three floors.

The property creates an unforgettable first impression from the moment you approach, with the striking circular clock tower staircase providing a remarkable architectural centrepiece running through the home. Combined with generous proportions, views across Bristol Golf Club and a peaceful semi-rural setting, the property offers a rare combination of character, history and practicality.

The ground floor provides wonderfully versatile living accommodation, perfectly suited to both family life and entertaining. A substantial dual aspect reception room enjoys excellent natural light and impressive proportions, whilst the equally spacious sitting room centres around the unique spiral staircase rising through the clock tower.

To the rear, a large kitchen/dining room measuring over 18ft in length creates an excellent sociable living space with direct access into the conservatory, added by the current owners in 2004, enjoying attractive views across the rear gardens and golf course beyond.

The former garage was thoughtfully converted in 2011 to create a practical additional entrance, substantial utility room and cloakroom/WC, greatly enhancing the day-to-day functionality of the home. The kitchen roof was also renewed in 2015 by Young's Roofing Ltd.

The first floor offers two particularly generous double bedrooms including an impressive principal bedroom measuring over 18ft with built-in storage and a modern en-suite shower room. A further large double bedroom and family bathroom complete this level.

The second floor provides two additional well-proportioned double bedrooms positioned either side of the upper clock tower staircase, creating highly flexible accommodation ideal for family living, guests or home working.

Outside, the property enjoys attractive private gardens and patio seating areas which complement the peaceful surroundings beautifully. The rear garden enjoys a lovely open outlook towards Bristol Golf Club and offers an ideal space for outdoor dining, entertaining or simply enjoying the tranquil setting. Mature planting and established greenery further enhance the character and privacy of the home.

The Over Court development remains one of Almondsbury's most picturesque and exclusive residential settings, approached through attractive communal grounds and mature surroundings whilst remaining exceptionally convenient for Bristol, Cribbs Causeway and Bristol Parkway Station with direct services to London Paddington and other major cities.

Almondsbury itself remains one of South Gloucestershire's most sought-after villages, offering a superb balance of countryside living and accessibility. The village benefits from a highly regarded primary school, community shop, parish church, doctors surgery, dental practice and the popular Bowl Inn public house, whilst major motorway networks are only moments away for commuting across the region.

For golf enthusiasts, the property's direct outlook and position adjoining Bristol Golf Club further enhances what is already one of the area's most unique homes.

Management Fee: £600 per annum - This pays for the maintenance of the gravel courtyard and the grass verges and hedges. It covers the care and maintenance of the septic tank and for the insurance of the clock tower

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KEY DETAILS

- An Exceptional Grade II Listed Property
- Unique Attached Clock Tower Feature
- Approx. 2,299 sq ft / 213.6 sq m
- 4 Double Bedrooms
- Large Kitchen/Dining Room With Conservatory
- Views Across Bristol Golf Club

Guide Price: £895,000

Tenure: Freehold

Council Tax Band: F

Local Authority: South Gloucestershire

Vendors Onward Position:

Onward Purchase

D

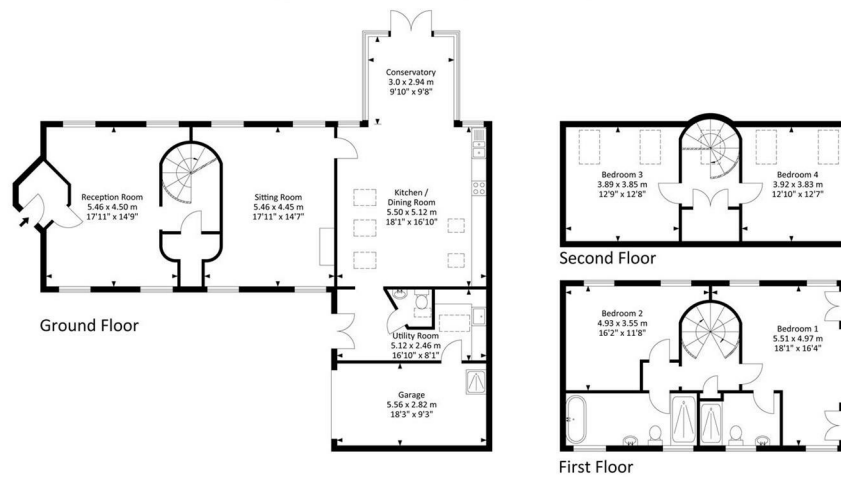
By appointment only



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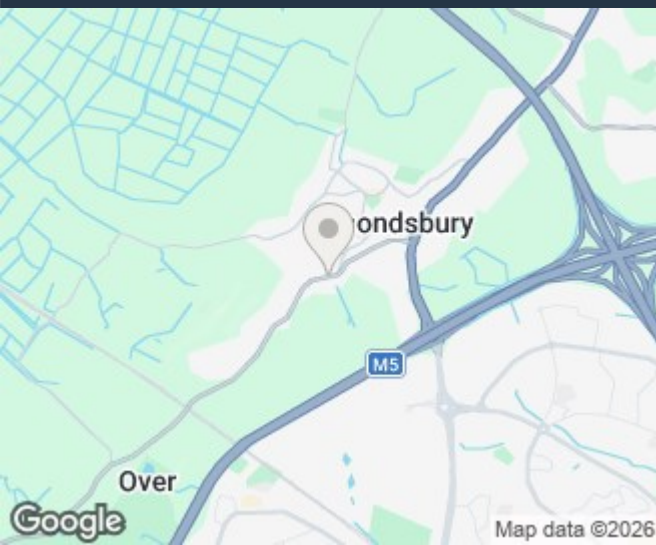
4 Over Court Mews, Over Lane, Almondsbury, Bristol, BS324DG

Approx. Area 2299.40 Sq.Ft - 213.60 Sq.M



For illustrative purposes only. Not to scale.

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.
Floor plan produced by Energy Plus.



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