



Meadowcroft, 1 Red House Lane, Almondsbury, South Gloucestershire, BS32  
4BB

**GUIDE PRICE £799,950**

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## PROPERTY OVERVIEW

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Set discreetly along a private lane within one of Almondsbury's most sought after locations, Meadowcroft is a substantial and beautifully extended detached family home offering over 2,580 sq ft of versatile accommodation. Approached via a shared private driveway serving just two homes, the property enjoys an exceptional sense of privacy, generous parking, and a mature, landscaped garden. A standout feature is the impressive 24ft rear family room, designed to maximise natural light and garden views—ideal for modern family life and entertaining.

The ground floor is arranged around a central hallway, with a natural flow between the main reception areas. The principal living room is a bright and spacious, triple-aspect room with direct access onto the rear terrace and garden. A further reception room offers flexibility, ideal as a fourth bedroom or home office.

The kitchen/breakfast room is well positioned with access to the garden and is complemented by a separate utility room and a useful entrance lobby, ideal for day-to-day family life. A downstairs cloakroom completes the ground floor.

Upstairs, the property offers three well-proportioned bedrooms, including a generous principal bedroom with en-suite bathroom. All bedrooms enjoy views over the garden, alongside a neatly arranged family bathroom.

### Outside

The rear garden is a real feature of the property. A large terrace provides an ideal entertaining space, leading down to a gently sloping lawn bordered by mature planting and trees, creating a private and established setting. The garden offers both space and variety, well suited to family use and outdoor living.

### Location

Almondsbury remains one of the most desirable villages to the north of Bristol, offering a strong community feel alongside excellent convenience for commuters. Local amenities include a well-regarded primary school, which is currently rated 'Outstanding' by Ofsted, a community shop, parish church, public house, doctor's surgery and dental practice.

The location provides excellent access to the M4/M5 motorway network, Cribbs Causeway, and Bristol Parkway Station, making it ideal for both local and national travel. The nearby market town of Thornbury also offers a wider range of shops and facilities.



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# KEY DETAILS

- Extended Detached Family Home
- Approx. 2,583 Sq Ft Of Accommodation
- Flexible 3-4 Bedroom Layout
- Kitchen/Breakfast Room With Separate Utility
- Large Driveway & Double Garage
- Mature & Private Rear Garden

Guide Price: £799,950

Tenure: Freehold

Council Tax Band: G

Local Authority: South Gloucestershire

Vendors Onward Position:

No Onward Chain

EPC: E

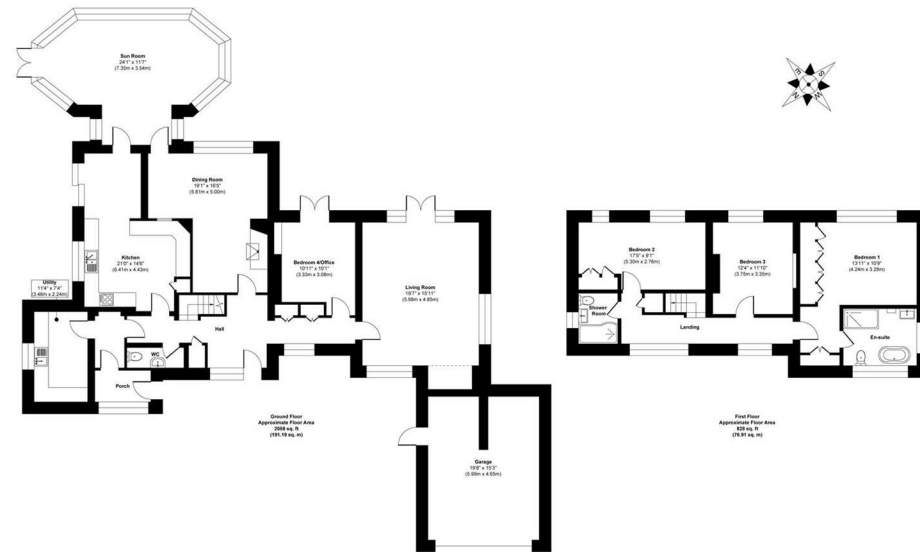
Viewing: By appointment only



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Approx. Gross Internal Floor Area 2886 sq. ft / 268.10 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



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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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