

Milburys

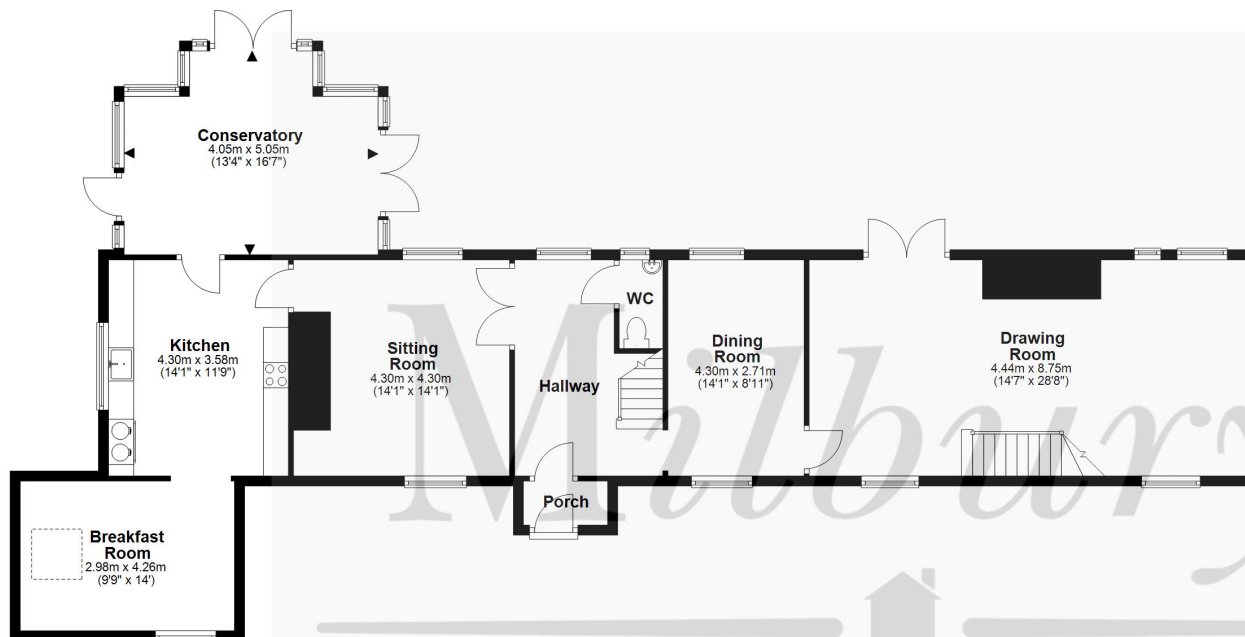
SALES LETTING MANAGEMENT



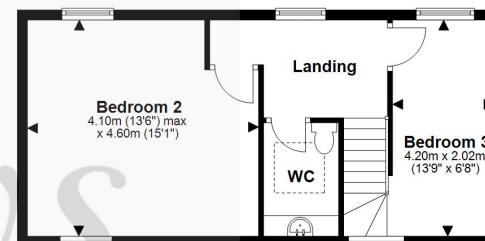
'Little Whitfield Farm House', Whitfield, Nr. Thornbury, South Gloucestershire GL12 8DU

£875,000

Ground Floor
Approx. 134.8 sq. metres (1450.7 sq. feet)

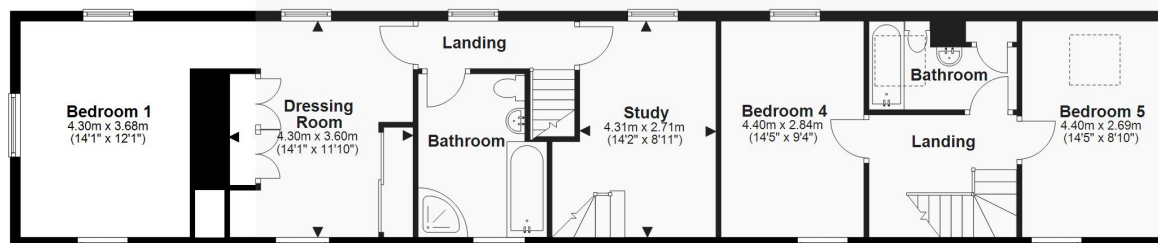


Second Floor
Approx. 40.5 sq. metres (436.4 sq. feet)

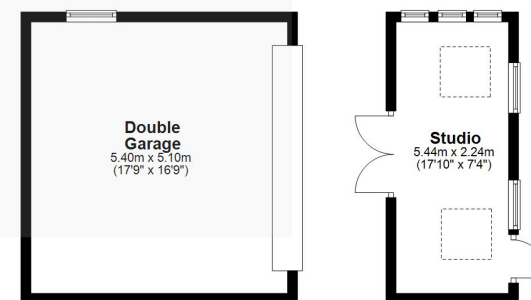


SALES LETTING MANAGEMENT

First Floor
Approx. 99.0 sq. metres (1065.3 sq. feet)



Outbuildings
Approx. 39.7 sq. metres (427.7 sq. feet)



Total area: approx. 313.9 sq. metres (3379.2 sq. feet)

For Illustrative Purposes Only. Not to Scale.
Plan produced using PlanUp.

'Little Whitfield Farm House', Whitfield, Nr. Thornbury, South Gloucestershire GL12 8DU

This stunning country home is situated in the hamlet of Whitfield, opposite the turning into the B4061 leading south-west towards the market town of Thornbury. It sits at the head of a generous mature plot of circa 0.43 acres, with an 'in and out' gravelled driveway to the front, a double garage to the side and lawned gardens stretching out behind to open farmland beyond. Capacious, character accommodation, over three floors - five bedrooms overall, split by twin staircases allowing for a useful internal division should part of the family enjoy a degree of separation. The principle bedroom also has a dressing room adjacent and there is a walk-through study room leading up to the top floor. One enters the property through a welcoming hallway, with the formal dining room to the right which leads in turn through to the drawing room. To the left is a more cosy sitting room, with a large open hearth and wood-burning stove. Beyond here is a smart fitted kitchen complete with 'Aga', a breakfast room to the front and a large conservatory to the rear connecting with the gardens and 'bringing the outside in'. In addition, there is a separate studio in the garden - perfect as a hobby room or perhaps as a home office. Spacious, adaptable accommodation, with many interesting period features - highly recommended!

Situation

Whitfield is situated between the bustling market town of Thornbury and the village of Falfield, along the A38 to the south of junction 14 of the M5, ideal for commuting to Gloucester/Cheltenham to the north and Bristol to the south. There are nearby primary schools in Stone, Thornbury and Tortworth. The nearest secondary school is The Castle School in Thornbury.

Property Highlights, Accommodation & Services

- Character Detached Home
- Set in Circa 0.43 Acres
- Double Garage And Garden Studio/Home Office
- Generous Mature Gardens
- Four Receptions, Conservatory
- Smart Fitted Kitchen With 'Aga'
- Wood-Burning Stoves
- Five Bedrooms, Dressing Room, First Floor Study
- Two Bathrooms, Two Cloakrooms/WC
- Double-Glazing, Oil Central Heating

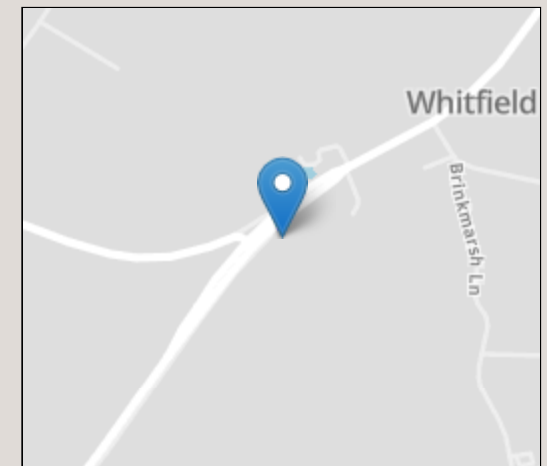
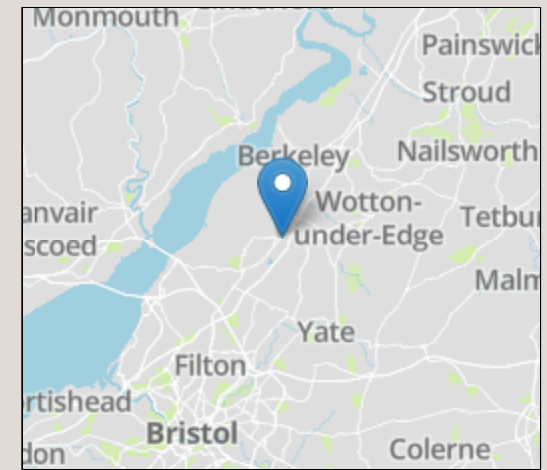
Directions

From M5 J14 take the A38 southbound. Continue out through the village of Falfield. After approximately 1.4 miles you will see the entrance to Little Whitfield Farmhouse on the left hand side, just beyond Brinkmarsh Lane and opposite the junction to Thornbury.

Local Authority & Council Tax - South Gloucestershire Council - Tax Band G

Tenure - Freehold

Contact & Viewing - Email: thornbury@milburys.co.uk Tel: 01454 417336



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	44	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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