

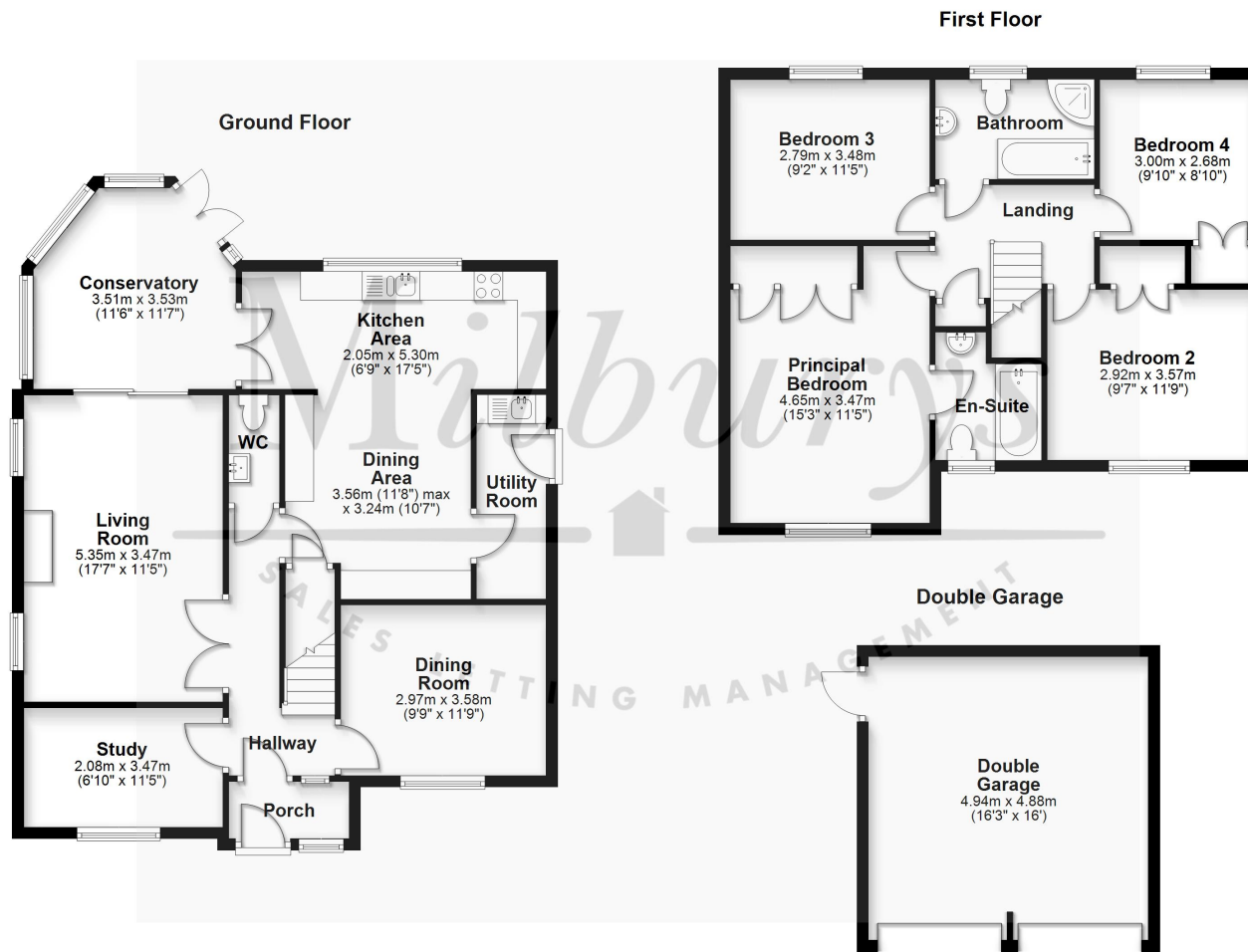
The logo for Milburys, featuring the name in a white serif font on a dark blue background.

SALES LETTING MANAGEMENT



41 Chatsworth Park, Thornbury, South Gloucestershire, BS35 1JF

£675,000



Total area: approx. 176.9 sq. metres (1904.1 sq. feet)

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



# 41 Chatsworth Park, Thornbury, South Gloucestershire BS35 1JF

This beautifully presented home is tucked away in a secluded corner of the desirable Chatsworth Park, on the 'Castle' side of Thornbury, convenient for local primary and secondary schools, with High Street shops and country paths just a healthy stroll away. It boasts a generous plot with a double garage and off-street parking to the side. The thoughtfully landscaped gardens offer seating areas strategically placed to capture the sun at different points of the clock, while a splendid mature tree provides welcome shade on warm summer days. Inside, the house features versatile family living space with three distinct reception rooms serving as a living room, dining room, and study. The smart fitted kitchen/breakfast room, extended along the back of the house, provides a communal area for family meals. Double doors lead to a conservatory that overlooks the garden, which bursts into color in the spring and summer months. A utility room to the side and a cloakroom off the main hall add convenience. Upstairs, there are four double bedrooms and two bathrooms, including an en-suite for the principal bedroom, three of the bedrooms with built-in wardrobes. Practical benefits include gas central heating and UPVC double glazing. A great property in a coveted location - come and view!

## Situation

Thornbury is a thriving market town to the north of the City of Bristol and the M4/M5 interchange, with excellent commuting links via the motorway network and by rail from Bristol Parkway Station (Paddington/South Wales). The part-pedestrianised High Street offers a wide variety of shops, cafes, pubs and restaurants. Other facilities include the leisure centre, golf course and library, open community spaces, parks and sports grounds/clubs. The town is blessed with a number of primary and junior schools, plus The Castle secondary school ([www.thecastleschool.org.uk](http://www.thecastleschool.org.uk)) which is situated close to Thornbury's Tudor Castle, a luxury hotel.

## Property Highlights, Accommodation & Services

- Modern Detached Family Home
- Mature And Established, Sought-After Location
- Double Garage, Off-Street Parking
- Principal Bedroom With En-Suite Bathroom
- Three Reception Rooms - Living Room, Dining Room And Study
- Extended Kitchen/Breakfast Room
- Utility Room And Cloakroom
- Conservatory Opening Out To Patio Areas
- Generous Landscaped Gardens
- Gas Central Heating And Upvc Double Glazing

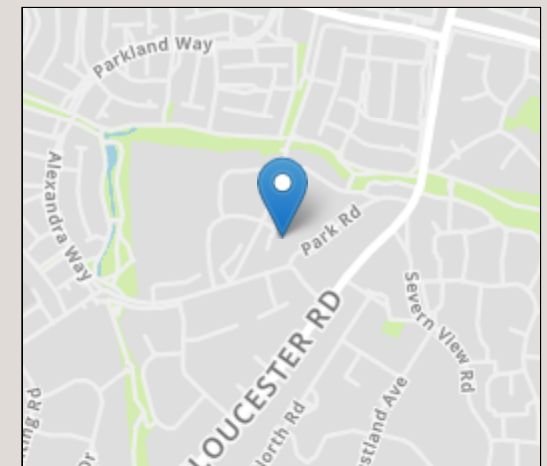
## Directions

From the centre of Thornbury proceed down Castle Street, past the church and into Park Road. Continue along passing The Castle Secondary School on your left and Manorbrook Primary. Take the next left into Chatsworth Park. As the road bends round to the right, continue straight ahead. No 41 can be found facing you at the entrance to a small cul-de-sac on your right hand side.

**Local Authority & Council Tax** - South Gloucestershire Council - Tax Band F

**Tenure** - Freehold

**Contact & Viewing** - Email: [thornbury@milburys.co.uk](mailto: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		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	64

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