



The Abbey, Grovesend, Thornbury, Bristol, BS353TR

Internal Area (Approx)

247.70 Sq.M / 2634.10 Sq.Ft

Outbuilding Area (Approx)

88.30 Sq.M / 950.70 Sq.Ft

For identification only. Not to scale.

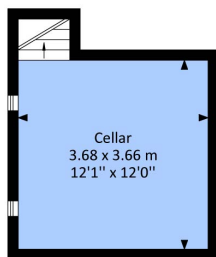
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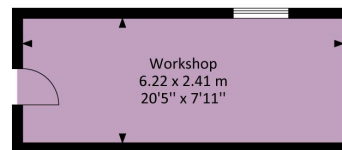
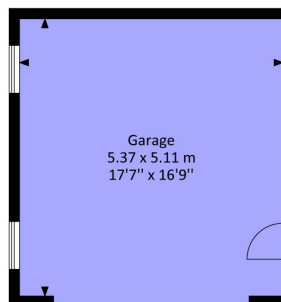
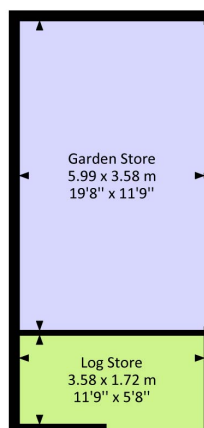
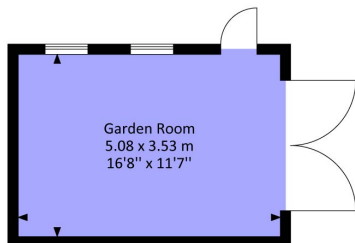
Ground Floor



First Floor



Basement



The Abbey, Gloucester Road, Grovesend, South Gloucestershire BS35 3TR

This delightful period home enjoys an elevated setting above the market town of Thornbury, amidst circa 2.65 acres of beautifully tended grounds that include a section of private road to the side, also leading to neighbouring property. It sits partially within a scheduled monument ('Hillfort and associated Romano-British occupation' - historicengland.org.uk/listing/the-list/list-entry/1010803) and the long distance 'Jubilee Way' footpath passes right outside the front gate, before dropping down cross-country into town. Fantastic family space and a nature lover's delight - we look forward to showing you images of all the wildlife captured there on camera! Living space includes a spacious living room opening out into a conservatory and then onto the garden in turn. There is a separate dining room, a study/sitting room, a generous fitted kitchen/dining room, utility room, boot room, cloakroom and a very useful cellar below. Bedrooms number five in total - the principal bedroom includes a full en-suite with both roll-top bath and shower, the guest room an en-suite shower - the other bedrooms sharing the family bathroom. Stepping outside there are sweeping lawns to both front and rear, raised beds for vegetables, bountiful fruit trees, useful outbuildings, original cow byre, a double garage, plenty of gravelled parking and a further field at the rear to escape into, surrounded by mature trees and hedgerow. So much to write about and so little space to do so - we look forward to showing you around in person!

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) which is situated close to Thornbury's Tudor Castle, a luxury hotel.

Property Highlights, Accommodation & Services

- Stunning Period Home In Hilltop Setting Above Thornbury
- Circa 2.65 Acres Of Gardens And Pasture, Including Section Of Private Road
- Far Reaching Country Views And Rural Rambles From The Front Gate
- Abundant Wildlife And Birds. A Nature Lover's Dream
- Five Bedrooms, En-Suite Bathroom, En-Suite Shower Room, Family Bathroom
- Living Room, Dining Room, Study, Kitchen/Breakfast Room, Conservatory
- Utility Room, Cloakroom, Boot Room
- Cellar, Plus Outbuildings Including Garden Room/Gym, Garden Store, Original Cow Byre, Double Garage
- Sweeping Lawns, Extensive Parking, Secluded Seating And Barbecue Areas
- Double-Glazing, Oil Central Heating, Electric Car-Charging Point

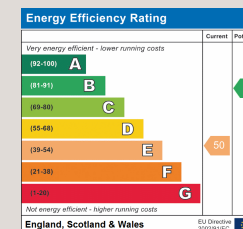
Directions

Travelling away from Alveston in a northerly direction on the A38, look out for the entrance to a private road on the crest of the hill on the short section of dual carriageway. Turn in here and take the first driveway on your right hand side.

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

Tenure - Freehold

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



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