

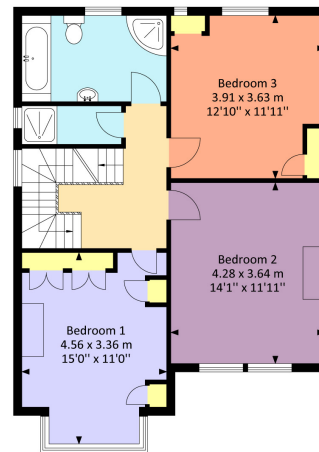




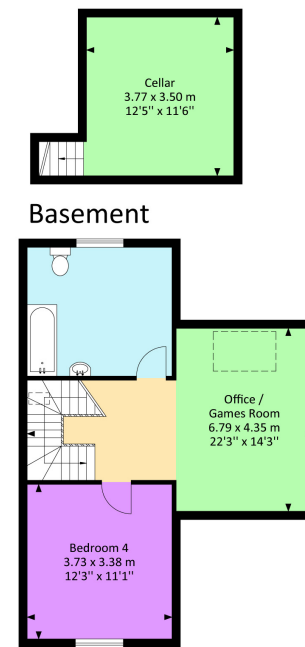
13 Gloucester Road, Thornbury, South Gloucestershire, BS351DJ  
 Internal Area (Approx)  
 151.50 Sq.M / 2707.20 Sq.Ft  
 For identification only. Not to scale.  
 Produced by Energy Plus



Ground Floor



First Floor



Second Floor



# 13 Gloucester Road, Thornbury, South Gloucestershire BS35 1DJ

This impressive period home benefits from being a short stroll into Thornbury Town Centre, with views across the much treasured Chantry Field to the side. Bags of character over three-storeys offering great family accommodation with four/five generous bedrooms. To the front, the double reception rooms offer fantastic family living space, boasting working fireplaces, large sash windows allowing natural light to flood in, combined with the tall ceilings enhancing the sense of space. To the rear the impressive kitchen/dining/family room comes equipped with a working 'Aga', a separate utility and a door to the rear garden. The property also includes a cloakroom and a large cellar offering excellent additional storage. Over the next two floors are five bedrooms, two bathrooms and an additional shower room - room for everyone to spread out! The rear garden is of particular note with a double garage, a large lawned area to potter in the summer months and a patio area perfect for al-fresco dining. This is an exceptional family home, combining period charm with modern convenience. It is in a highly sought-after location with excellent local schools, countryside rambles and Thornbury's historic Castle just minutes from your doorstep! Call now to arrange your personal tour.

## Situation

Thornbury is a thriving market town surrounded by beautiful open countryside, situated 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 and historic High Street offers a wide variety of shops, cafes, pubs and restaurants. 'The Mall' at Cribbs Causeway is a sort drive to the south, for those looking for a wider range of High Street brands. Local facilities and amenities include the leisure centre and swimming pool, the golf course, the library, plus open community spaces, parks and sports grounds/clubs – including tennis, cricket, rugby and football. 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, now a luxury hotel. The nearest independent school is Tockington Manor School.

## Property Highlights, Accommodation & Services

- Period Home Close To High Street Amenities
- Semi-Detached, Over Three Floors
- Character Features Throughout
- Five Bedrooms, Three Receptions, Cellar
- Kitchen/Dining/Family Room
- Two Bathrooms, One Shower Room, Cloakroom, Utility Room
- Generous Lawned Gardens
- Double Garage

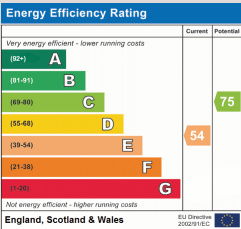
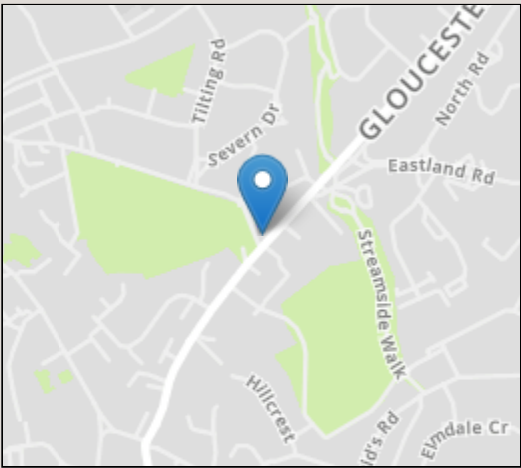
## Directions

From the mini roundabout near the bottom of Thornbury High Street, bear left onto Gloucester Road. Number 13 is a short way along on your left-hand side past the playing fields.

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

**Tenure** - Freehold

**Contact & Viewing** - Email: [mil\\_thornburysales@milburys.co.uk](mailto:mil_thornburysales@milburys.co.uk) Tel: 01454 417336



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