

**Total area: approx. 77.7 sq. metres (836.0 sq. feet)**

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





# 46 Woodleigh, Thornbury, South Gloucestershire BS35 2JT

An exceptionally, well appointed detached family residence that has been lovingly maintained and finished to a high standard, this three bedroom property could be just what you are searching for! Situated in a desirable residential spot providing easy access to great schools, local amenities and Thornbury town centre with the added convenience of Oakleaze road parade of shops on your doorstep. Approaching via the front door into the entrance hall which has built in storage to hide away your coats and shoes and access to the cloakroom which provides further unders stairs storage. Moving through to the lounge/diner, with its incredible bay window to the front and patio doors to the rear allowing the light to flood the rooms. Heading down to the fitted kitchen, modern in design with plenty of wall and base units, built in oven and hob and all the space needed for your appliances. To the first floor, three great bedrooms. The principal bedroom benefiting from large fitted wardrobes and bedroom three utilising the space with a built in bed. The family bathroom has been designed perfectly, with shower over bath plus a double shower cubicle, it also has built in vanity units and a heated towel rail. Externally, off street parking to the front and an incredible, private corner plot garden, with lawn, patio and decking areas. This truly is a must see, call to arrange your viewing today!!

## 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.the.castleschool.org.uk](http://www.the.castleschool.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

- Three Bedroom Detached Property On A Much Loved Street In The Heart Of Thornbury
- Close To Local Primary Schools, Oakleaze Road Parade Of Shops And Thornbury's Amenities
- Three Doubles And One Single Bedroom • Cloakroom • Situated On A Corner Plot With Off Street Parking
- Family Bathroom With Bath And Separate Double Shower Cubicle • Spacious Lounge/Diner With Bay Window To Front Aspect
- Enclosed Rear Garden, Made Up Of Lawn, Patio And Decking • Principal Bedroom With Fitted Wardrobes

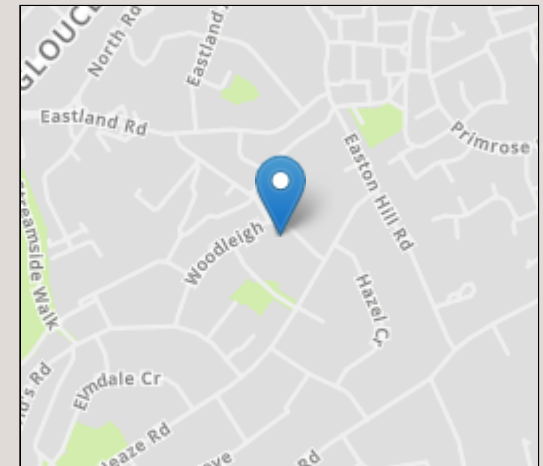
## Directions

Travelling into Thornbury from the A38 at Grovesend, proceed across the roundabout towards town. Go past the petrol station and take the next right into Oakleaze Road. Continue down and Woodleigh is at the far end on your left and No.46 can be found immediately on the corner.

## Local Authority & Council Tax -

**Tenure** - Freehold

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



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