

Total area: approx. 117.2 sq. metres (1262.0 sq. feet)

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



# 65 Barley Fields, Thornbury, South Gloucestershire BS35 1AJ

A practical and well presented family home in a much favoured Thornbury location- a short stroll from acres of park land, local primary and secondary schools and countryside rambles a plenty! To the ground floor, a welcoming entrance hall with access to the modern kitchen with fitted wall and base units and integrated white goods, sleek cabinetry and a large window add to the light and space. To the rear of the property a spacious lounge/diner with access to the South-Easterly facing garden through French doors, bringing the outside in throughout the summer months, with plenty of room for both dining and living suites with large storage cupboard to secret away life's mod-cons. Completing the ground floor a useful cloakroom. To the first floor, three bedrooms, two ample doubles and further single with shared family bathroom and to the the second floor of the property the principle suite with walk-in wardrobe area and modern ensuite shower room. Benefits of this home include UPVC double glazing, gas central heating, garage and parking for three vehicles. A fine example of a much loved family home ready to be taken on in new ownership and made your own in a fabulous estate. Call today to arrange your tour!

## 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

- Semi-Detached Four Bedroom Townhouse
- Much Favoured Estate Location In Thornbury
- Modern Kitchen With Integrated Appliances
- Lounge/Diner With French Doors Leading Out To Rear Garden
- Four Bedrooms-Three Doubles, Master Suite With Ensuite Shower Room
- South Facing Rear Garden, Laid Mainly To Lawn
- Single Garage With Off-Street Parking
- UPVC Double Glazing And Gas Central Heating
- A Short Stroll To Countryside Rambles And Local Primary And Secondary Schools

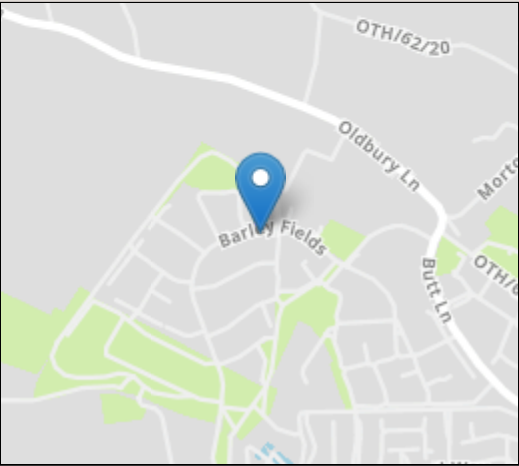
## Directions

Heading north down The Old Gloucester Road out of Thornbury, take the left into Butt Lane then the forth left into Barley Fields. Stay on this road continuing a few hundred yards and No.65 can be found on your left.

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

**Tenure** - Freehold

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	85	
(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 2002/91/EC	

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