



# 52 High Street, Thornbury, South Gloucestershire BS35 2AN

There are few properties around as enchanting as this one. Lovingly updated in its current stewardship and conveniently located along Thornbury High street, a stone's throw from all local amenities and the treasured Mundy playing fields, this home is a delight from the moment you cross the threshold. From the ground floor, the sizeable entrance hall allows access to two reception rooms to the front, kitchen/ dining room, utility, upgraded shower room and stairs down to the cellar. The kitchen/diner is thoughtfully designed and beautifully presented with shaker style wall and base units, hosting integrated fridge, freezer, oven and dishwasher, the boiler room to the rear provides additional storage for all of life's required mod-cons. To the first floor there are three bedrooms, two fantastic sized doubles and a third with patio doors, cloaking the room with light and allowing the outside in. The family bathroom with roll top bath is of particular note with stunning floral tiles adding a feminine touch! A perfect example of a character property that has retained many of it's original features but given practical functions that make it well equipped for modern family living, from the old staircase being utilised as a shoe organiser, the made to measure shutters, to the hidden cupboards providing essential storage solutions- a rare find indeed and we cannot wait to show you everything else this property has to offer!

## 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

- Three Bedroom Attached Character Property
- Located along Thornbury's High Street, A Level Stroll To All Local Amenities
- Two Reception Rooms And Kitchen/ Diner Allowing Versatility
- Ground Floor Shower Room, Utility And Access To Cellar
- Two Doubles And One Great Size Single Bedroom
- Stunning Family Bathroom With Roll Top Bath
- Bin Store, Boiler Room And An Abundance Of Other Storage Solutions
- Refurbished And Beautifully Presented Throughout
- Benefits Include Retained Character Features, Gas Combi Boiler And Two Parking Permits

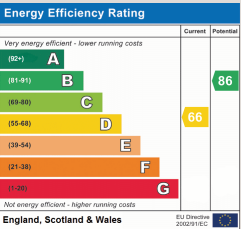
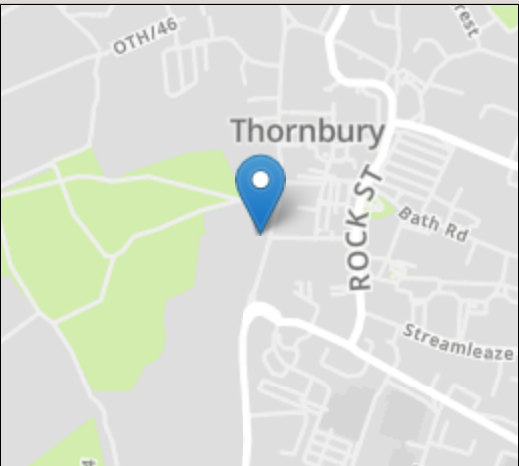
## Directions

Entering Thornbury from the south, cross over the mini roundabout onto the High Street and you will find No.52 on your left hand side. Residents' on-street parking permits are available.

**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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