

Milburys

SALES LETTING MANAGEMENT



3 Tockington Green, Tockington, South Gloucestershire, BS32 4LG

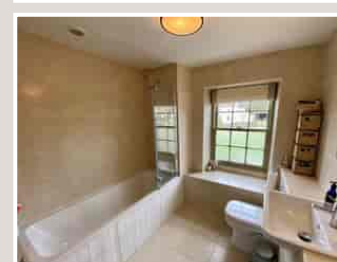
£595,000





Total area: approx. 125.2 sq. metres (1347.5 sq. feet)

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



# 3 Tockington Green, Tockington, South Gloucestershire BS32 4LG

This beautifully presented period property sits prominently at the head of the Village Green in the popular village of Tockington. Olveston and the A38 are both within easy reach along with The Swan Public House, country walks and Tockington Manor Independent School. Lovingly created by the current owners this really is one of those special properties where character features and personality is evident in bucket loads. Step in through the front door to a welcoming open-plan lounge/family room with fireplaces at each end, one with a capped flue ready to install a wood-burning stove for chillier evenings. Continue through to the kitchen/dining room fitted with a range of quality units and wood surfaces, integrated appliances plus plenty of space to dine and entertain. A separate utility room completes the ground floor. The first-class presentation continues on the first floor where you will find a spacious landing, three double bedrooms, two with fitted wardrobes, en-suite shower room to bedroom one, and a fully tiled fitted bathroom. Outside are two areas to sit and enjoy. To the front you can take in village life on a gravelled area overlooking the green and where our clients are able to park. To the rear is an enclosed courtyard garden leading to a self-contained detached annexe, ideal as a guest suite with its own en-suite or an office/studio. The options are endless! Further benefits include gas central heating and double glazing. Highly recommended and No Onward Chain. View today.

## Situation

The village of Tockington is situated to the north of Bristol, west of the A38, about 3 miles from the M4/M5 interchange and about 5.5 miles from Bristol Parkway Station. The adjacent village of Olveston has a good range of shops including Post Office, butcher and baker. The local centre and market town of Thornbury is approximately 3.5 miles to the north-east. There are local primary schools in the villages of Lower Almondsbury and Olveston. Marlwood School, Alveston (secondary), is approximately 2 miles to the north-east. Tockington Manor School (independent) sits within the village. The popular Swan Public House is situated just off The Green.

## Property Highlights, Accommodation & Services

- Immaculately Presented Period Property Overlooking The Village Green
- An Abundance Of Character Features
- Within Easy Reach Of The Village Pub, Olveston, The A38 And Country Walks
- Lounge/Family Room With Fireplaces At Each End
- Smart Fitted Kitchen/Dining Room
- Three Bedrooms, Bedroom One With En-Suite, Luxury Bathroom
- Self Contained Studio/Office/Guest Suite With En-Suite Shower Room
- Courtyard Gardens To Front And Rear
- Gas Central Heating And Double Glazing - Sash Windows To Front
- No Onward Chain!

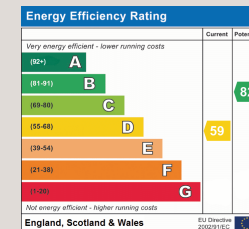
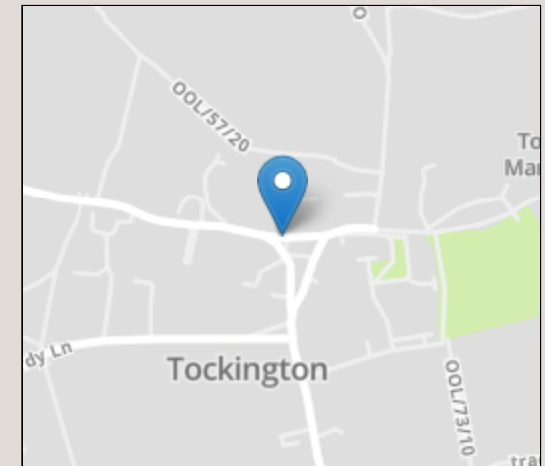
## Directions

Travelling north on the A38, cross over the motorway bridge and take the next turning left towards Tockington. Once in the village take the right hand fork, continue past the pub and 3 Tockington Green can be found on the left hand side tucked away, facing the Village Green.

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

**Tenure** - Freehold

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



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