

Total area: approx. 189.7 sq. metres (2042.3 sq. feet)

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



The Vicarage, Sundayshill Lane, Falfield, South Gloucestershire GL12 8DQ

This detached former vicarage enjoys a village setting, tucked away behind the parish church in a generous level plot of circa 0.35 acres. Stylishly refurbished and updated for modern life, it now has an A-rated Energy Performance Certificate augmented by photovoltaic panels, air-source heating and Upvc Double-Glazing. Once inside the gates there is extensive parking and turning space, an integral garage and a car-charging point. Sweeping lawns run round the side and rear where there is an al-fresco dining area, patio, a greenhouse/shed, orchard area/chicken run and raised beds for growing vegetables. The galleried main hallway opens into spacious living accommodation that includes living room with wood-burner, a separate study/playroom, the family/dining room and a stunning fitted kitchen with island and integrated appliances. In addition, there is a cloakroom, plus a utility room that has an internal door to the garage and an external door to the rear garden. Moving upstairs we discover four generous bedrooms, three with built-in wardrobes, an en-suite shower room and family bathroom with separate shower – both smart modern and contemporary in design. Overall, an excellent family home with space for everyone to spread out, inside and outside. All very convenient for M5 J14, the market town of Thornbury and open country walks.

Situation

The village of Falfield is situated just to the west of Junction 14 of the M5 ideal for commuting to Gloucester to the north and Bristol to the south. There are nearby primary schools in Stone and Tortworth and secondary schools include 'The Castle School' in Thornbury and 'Katharine Lady Berkeley's' in Kingswood, Gloucestershire. Falfield benefits from a village Post Office and General Stores, Public House and Parish Church. A more extensive range of shopping and leisure facilities can be found in the market town of Thornbury, approximately 4 miles to the south.

Property Highlights, Accommodation & Services

- Detached Former Vicarage In Village Setting • Generous Level Plot, Circa 0.35 Acres
- A-Rated EPC, Photovoltaic Panels, Air-Source Heating, Upvc Double-Glazing
- Extensive Parking, Integral Garage, Car-Charging Point • Sweeping Lawns, Greenhouse/Shed, Orchard/Chicken Run
- Four Double Bedrooms, Three With Built-In Wardrobes • En-Suite Shower Room, Family Bathroom With Separate Shower
- Living Room, Study/Playroom, Family Room/Dining Room • Stunning Fitted Kitchen With Island And Integrated Appliances
- Utility Room, Cloakroom

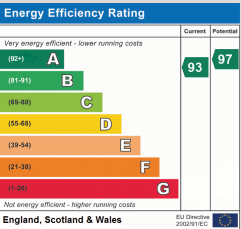
Directions

From J14 of the M5 take the A38 south. First right into Sundays Hill Lane then immediately right onto the driveway just after the parish church. You will see the gates to The Vicarage in front of you. We understand this shared portion of driveway, over which the vendors have right of way, is owned by the diocese.

Local Authority & Council Tax - South Gloucestershire - Tax Band G

Tenure - Freehold

Contact & Viewing - Email: mil_thornburysales@milburys.co.uk Tel: 01454 417336



IMPORTANT NOTICE Milburys Estate Agents Ltd, their clients and any joint agents give notice that they have not tested any apparatus, equipment, fixtures, fittings, heating systems, drains or services and so cannot verify they are in working order or fit for their purpose. Interested parties are advised to obtain verification from their surveyor or relevant contractor. Statements pertaining to tenure are also given in good faith and should be verified by your legal representative. Digital images may, on occasion, include the use of a wide angle lens. Please ask if you have any queries about any of the images shown, prior to viewing. Where provided, floor plans are shown purely as an indication of layout. They are not scale drawings and should not be treated as such. Complete listings and full details of all our properties (both for sale and to let) are available at www.milburys.co.uk



