

# 4 Rustic Way, Thornbury, South Gloucestershire BS35 1BH

A beautifully presented four- bedroom detached family home with integral garage, situated on a much loved residential estate with country walks right on the doorstep! The property opens into a welcoming entrance hall, with a bright and spacious living room to the left featuring an attractive bay-fronted window. To the rear, the modern kitchen/diner spans the width of the house and is finished to a pristine standard, offering an ideal space for family life and entertaining. French doors lead directly onto the landscaped rear garden, while a separate utility room provides additional practicality. Upstairs, the home offers four well-proportioned double bedrooms, including a generous principal with ensuite shower room. A contemporary family bathroom serves the remaining bedrooms and includes a shower over bath. Externally the rear garden has been thoughtfully landscaped for low-maintenance enjoyment, while the front of the property provides driveway parking for two vehicles in addition to the integral garage. Ideally located close to local schools and amenities, this is a fantastic opportunity to purchase a spacious and well maintained home in a highly desirable setting.

## 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 High Street offers a wide variety of shops, cafes, pubs and restaurants. Other facilities include the leisure centre, golf course and library, plus 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 on the edge of open countryside close to Thornbury's Tudor Castle, now a luxury hotel.

## Property Highlights, Accommodation & Services

- Attractive Four Bedroom Detached Family Home
- Located In One Of Thornbury's Most Desirable Estates
- Living Room With Bay Window
- Modern And Pristine Kitchen/Diner Spanning Width Of Property
- Additional Utility And Ground Floor Cloakroom
- Four Double Bedrooms- Principal With En-Suite Shower Room
- Landscaped Rear Garden
- Parking And Integral Garage
- Close To Local Primary And Secondary Schools
- Benefits Include Gas Central Heating & UPVC Double Glazing

## Directions

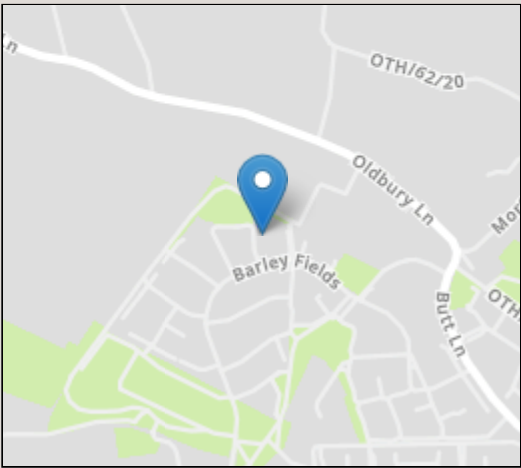
Travelling into Thornbury from the north, turn right into Butt Lane. Drop down the hill taking the fourth left into Barley Fields. Follow on round looking out for Rustic Way on your right. Take the first entrance, it runs in a loop. No.4 is on the right hand side.

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

**Tenure** - Freehold

**Additional Information** - Management fees apply

**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		92
(81-91)	B		
(69-80)	C	83	
(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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