





Total area: approx. 210.0 sq. metres (2260.7 sq. feet)

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



2 Horse Leaze, Thornbury, South Gloucestershire BS35 2GE

Situated on the new 'Cleve Wood' development just a short way in on your left, this luxurious, 'executive', five bedroom, detached, family home is ready and waiting for new residence! Completed to an immaculate standard in 2024 and with luxurious additions, this is a diamond find with no expense spared and simply stunning both inside and out! From the double garage with power and light, extensive parking with the all important EV charging point, to the pristinely presented kitchen/diner/family room with integrated appliances and separate utility, this property provides everything the modern family could require. The lounge offers a tranquil space with a brick and oak fire surround creating the focal point, from there the dining room is separated by classic double doors, offering privacy plus access to the sizable rear garden via French doors. The study is a must for most as is the cloakroom which completes the ground floor. Moving onto the bedrooms, from sumptuous carpeting, built in storage and bathrooms aplenty, you are spoiled for choice. The principal bedroom offers double fitted wardrobes/dressing area and an ensuite with double shower. You will also find that the guest bedroom provides further fitted wardrobes and an ensuite. Three additional double bedrooms complete the first floor. A further benefit that will be transferred with the property's ownership is ten years NHBC warranty. This property is offered with no onward chain. If you are looking for luxury living in a lively market town with local amenities and country rambles on your doorstep- Book your viewing today!

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.the.castleschool.org.uk) which is situated close to Thornbury's Tudor Castle, a luxury hotel.

Property Highlights, Accommodation & Services

- Newly Built Five Bedroom Executive Detached Family Home With A Ten Year NHBC Warranty
- Immaculate 'As-New' Throughout With Luxury Extras Such As 'Hive' Heating Controls
- Five Bedrooms With Principal And Guest Ensuite Shower Rooms
- Superb Lounge With Elegant Stove Burner And Separate Diner Accessible through Double Doors
- Grand Kitchen/diner/family Room With Separate utility And French Doors
- Sumptuous Principal Suite With Double Fitted Wardrobes
- Enclosed Large Rear Garden
- Situated On The New Cleve Wood Development In Thornbury
- Luxurious Family Bathroom With Bath And Separate Shower cubicle
- Double Garage With Power And Parking For Four Vehicles Plus EV Charger Point

Directions

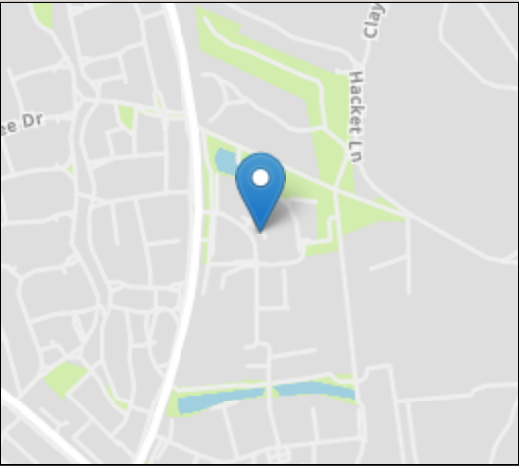
Travelling north on the A38 turn left at Grovesend traffic lights towards Thornbury. At the roundabout turn right and continue along Morton Way taking the second right hand turning into Cleve Wood Road, continue a short distance taking a left into Horse Leaze and No.2 can be found at the end of the no through road.

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

Tenure - Freehold

Additional Information - Management fees will apply

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



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92+) A	86 93
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	

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