

The Milburys logo is a dark blue square with a white border. It features the word "Milburys" in a white, elegant serif font. Below the name is a small white house icon, and further down, the words "SALES LETTING MANAGEMENT" are written in a smaller, white, sans-serif font, following a slight upward curve.

Milburys

SALES LETTING MANAGEMENT



The Abbey, Gloucester Road, Grovesend, South Gloucestershire BS35 3TR

£1,195,000

The Abbey, Grovesend, Thornbury, Bristol, BS353TR

Internal Area (Approx)

247.70 Sq.M / 2634.10 Sq.Ft

Outbuilding Area (Approx)

88.30 Sq.M / 950.70 Sq.Ft

For identification only. Not to scale.

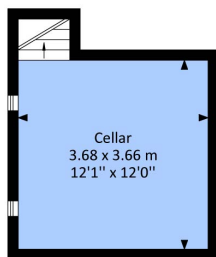
Produced by Energy Plus



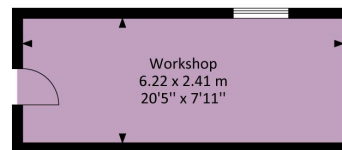
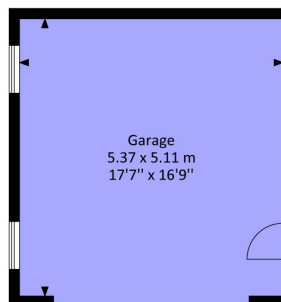
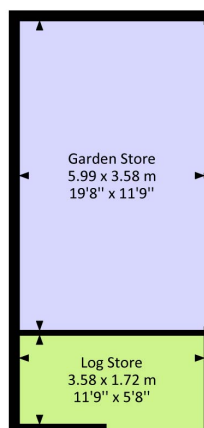
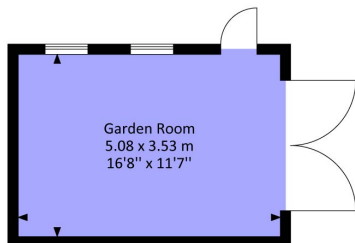
Ground Floor



First Floor



Basement



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This delightful period home enjoys an elevated setting above the market town of Thornbury, amidst circa 2.65 acres of beautifully tended grounds that include a section of private road to the side, also leading to neighbouring property. It sits partially within a scheduled monument ('Hillfort and associated Romano-British occupation' - historicengland.org.uk/listing/the-list/list-entry/1010803) and the long distance 'Jubilee Way' footpath passes right outside the front gate, before dropping down cross-country into town. Fantastic family space and a nature lover's delight - we look forward to showing you images of all the wildlife captured there on camera! Living space includes a spacious living room opening out into a conservatory and then onto the garden in turn. There is a separate dining room, a study/sitting room, a generous fitted kitchen/dining room, utility room, boot room, cloakroom and a very useful cellar below. Bedrooms number five in total - the principal bedroom includes a full en-suite with both roll-top bath and shower, the guest room an en-suite shower - the other bedrooms sharing the family bathroom. Stepping outside there are sweeping lawns to both front and rear, raised beds for vegetables, bountiful fruit trees, useful outbuildings, original cow byre, a double garage, plenty of gravelled parking and a further field at the rear to escape into, surrounded by mature trees and hedgerow. So much to write about and so little space to do so - we look forward to showing you around in person!

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

Property Highlights, Accommodation & Services

- Stunning Period Home In Hilltop Setting Above Thornbury
- Circa 2.65 Acres Of Gardens And Pasture, Including Section Of Private Road
- Far Reaching Country Views And Rural Rambles From The Front Gate
- Abundant Wildlife And Birds. A Nature Lover's Dream
- Five Bedrooms, En-Suite Bathroom, En-Suite Shower Room, Family Bathroom
- Living Room, Dining Room, Study, Kitchen/Breakfast Room, Conservatory
- Utility Room, Cloakroom, Boot Room
- Cellar, Plus Outbuildings Including Garden Room/Gym, Garden Store, Original Cow Byre, Double Garage
- Sweeping Lawns, Extensive Parking, Secluded Seating And Barbecue Areas
- Double-Glazing, Oil Central Heating, Electric Car-Charging Point

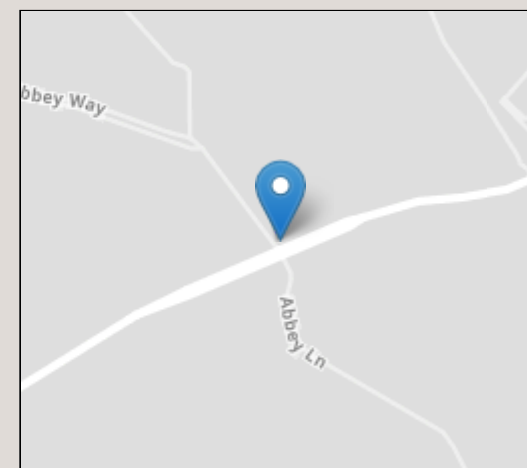
Directions

Travelling away from Alveston in a northerly direction on the A38, look out for the entrance to a private road on the crest of the hill on the short section of dual carriageway. Turn in here and take the first driveway on your right hand side.

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

Tenure - Freehold

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E	60	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Director General DG ECFR	23

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