

Milburys

SALES LETTING MANAGEMENT

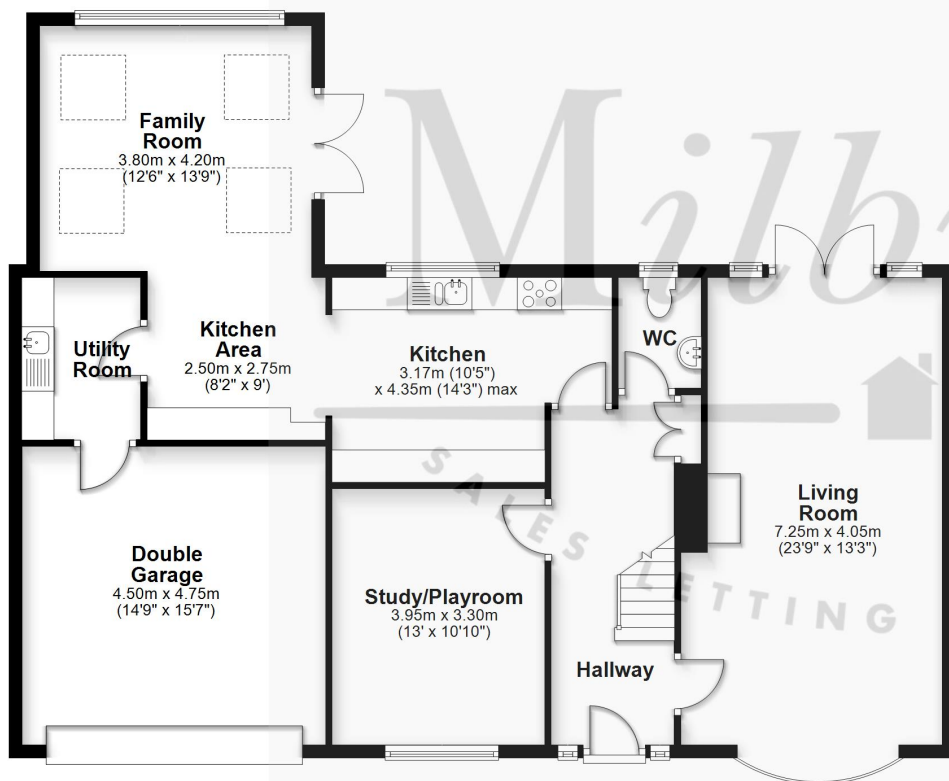


5 Chatsworth Park, Thornbury, South Gloucestershire BS35 1JF

£779,950

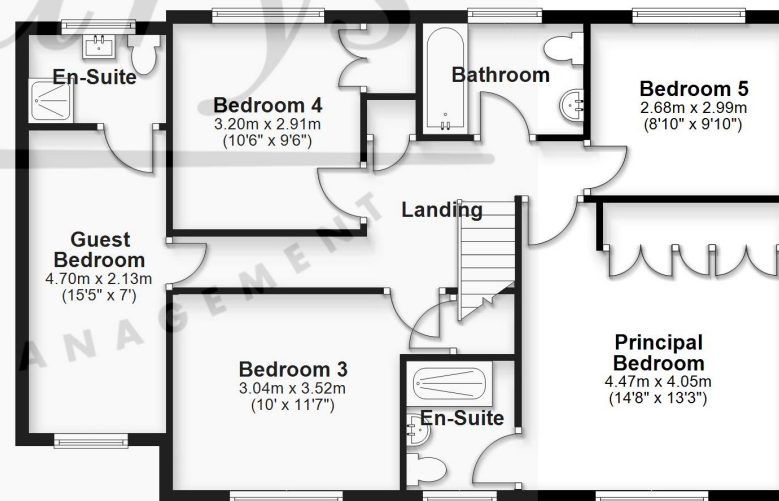
Ground Floor

Approx. 119.4 sq. metres (1285.2 sq. feet)



First Floor

Approx. 81.7 sq. metres (879.7 sq. feet)



Total area: approx. 201.1 sq. metres (2164.8 sq. feet)

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

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This beautifully presented and extended modern house is situated in Chatsworth Park, long considered one of Thornbury's premier addresses - an established development of exclusively detached properties. Tucked away in one corner, this fantastic family home occupies a great location backing onto the playing field of the adjacent primary school, with an open westerly aspect that is perfect for catching afternoon and evening sunshine. The welcoming central hallway sits between the dual-aspect living room and the study/playroom. A doorway beyond the staircase leads through to a very smart fitted kitchen which in turn opens out into a vaulted family room, flooded with light through skylights above, wide full-height windows and French doors to the garden - perfect for entertaining and parties. Practical benefits include a downstairs cloakroom, plus the utility room connecting internally to an integral double garage with off-street parking in front. Moving upstairs you will discover five bedrooms. The principal and guest bedrooms both have en-suite shower rooms, three of the bedrooms have built-in or fitted wardrobes and all share the family bathroom. The house sits on a level and easily accessible plot with generous lawned gardens behind - great for small children to let off steam, or for the green-fingered amongst us - including a paved patio, trees and shrubs, plus a side gate leading from the front driveway. A lovely home in a highly sought after location - don't miss out!

Situation

Thornbury is a thriving market town surrounded by beautiful open countryside, situated 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 and historic High Street offers a wide variety of shops, cafes, pubs and restaurants. 'The Mall' at Cribbs Causeway is a sort drive to the south, for those looking for a wider range of High Street brands. Local facilities and amenities include the leisure centre and swimming pool, the golf course, the library, plus open community spaces, parks and sports grounds/clubs – including tennis, cricket, rugby and football. 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, now a luxury hotel. The nearest independent school is Tockington Manor School.

Property Highlights, Accommodation & Services

- Beautifully Presented And Extended Modern Detached House
- Highly Sought-After Location On 'Castle' Side Of Thornbury
- West-Facing Gardens Backing Onto Primary School Playing Field
- Double Integral Garage, Off-Street Parking
- Dual-Aspect Living Room, Study/Playroom
- Fantastic Vaulted Family Room - Perfect For Parties And Entertaining
- Smart Fitted Kitchen Overlooking The Garden
- Utility Room, Cloakroom
- Five Bedrooms, Two En-Suite Shower Rooms, Family Bathroom
- Upvc Double-Glazing, Gas Central Heating

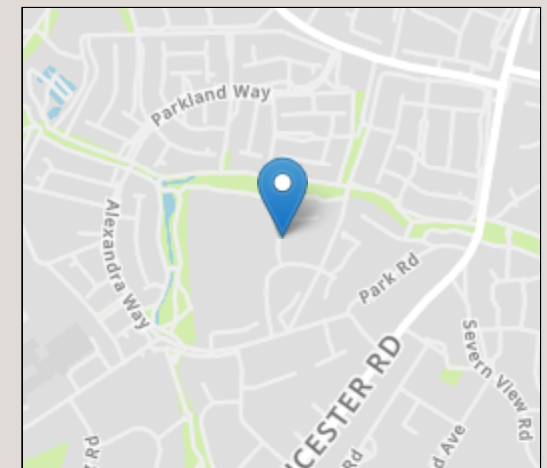
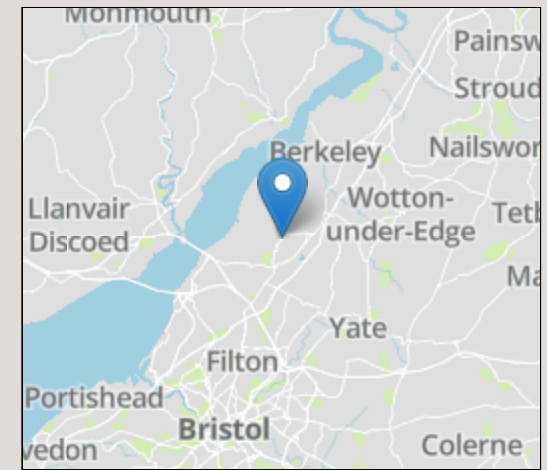
Directions

At the bottom of Thornbury High Street point yourself downhill into Castle Street, then drive down through the conservation area before passing St. Mary's Church and Thornbury Castle on your left hand side. Continue on past St. Mary's Primary School, The Castle Secondary School and Manorbrook Primary School before turning left into Chatsworth Park. No.5 is in the first cul-de-sac on the left hand side, tucked away in a corner on your left.

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

Tenure - Freehold

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	78
(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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