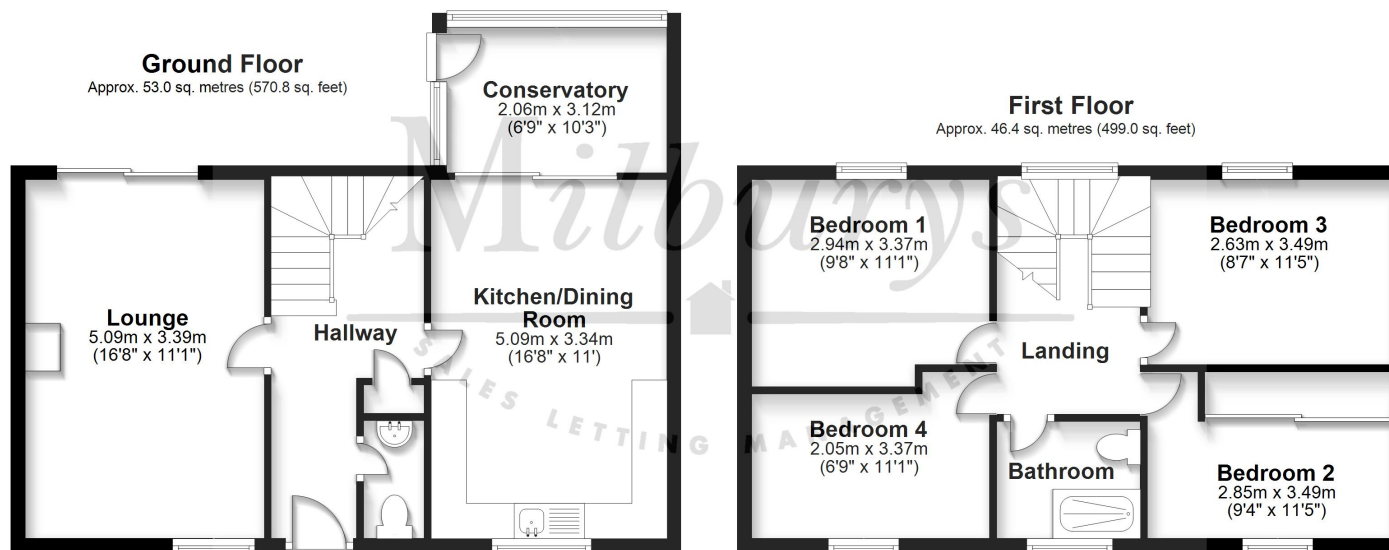






Total area: approx. 99.4 sq. metres (1069.8 sq. feet)

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



27 Church Road, Thornbury, South Gloucestershire BS35 1HL

Welcome to this beautifully presented four bedroom semi-detached home overlooking open green space! Nestled in a peaceful location along the ever popular 'Castle' side of Thornbury, this spacious property has been lovingly cared for by the current owner and offers an ideal setting for family living, a stone's throw from local primary and secondary schools and a short stroll to the town centre. The ground floor features generous living room, perfect for relaxing or entertaining, along with a modern open-plan kitchen and dining area that opens into a bright conservatory-creating a wonderful flow of space and light. A fantastic entrance hall with modern oak staircase and convenient cloakroom completes the downstairs accommodation. Upstairs, you will find four bedrooms- three comfortable doubles and a large single- together with the family bathroom. The property enjoys a particularly attractive outlook to the front across communal green space, while to the rear there is side access leading to a sizeable, level garden- perfect for children, pets and outdoor entertaining in the summer months. Additional benefits include parking to the rear and a garage located in a nearby block. This is a superb opportunity to purchase a well-maintained family home in a desirable, community-focused setting. Early viewings recommended!

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

- Well-Presented Semi-Detached Home In Peaceful Location
- Beautiful Outlook Over Shared Green Space
- Spacious Living Room With Plenty Of Natural Light
- Modern Open-Plan Kitchen/Diner With Access To Conservatory
- Ground Floor Cloakroom
- Four Good Sized Bedrooms
- Family Bathroom With Contemporary Fittings
- Sizeable, Level Rear Garden With Side Access
- Garage And Off-Street Parking
- Perfect Location, A Stroll To Local Schools And Thornbury High Street

Directions

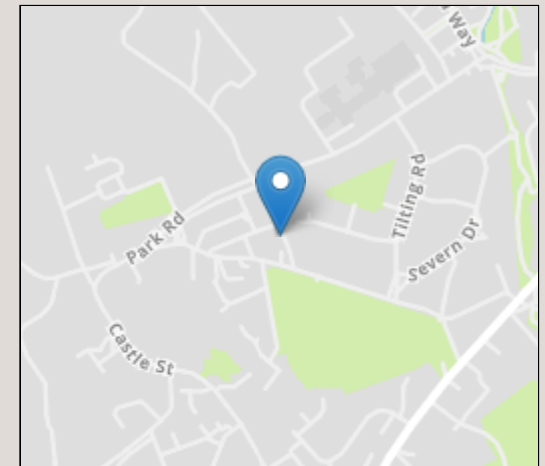
Dropping down the High Street bear left at the bottom into Castle Street. Follow on down, past Thornbury Castle and St. Mary's Church. Turn right into Church Road then left into the cul-de-sac. Drive to the end and you will discover No.27 in the far left row.

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

Tenure - Freehold

Additional Information - Nominal Management fees apply for shared green space

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



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