



Ground Floor

Approx. 117.2 sq. metres (1262.0 sq. feet)



First Floor

Approx. 97.7 sq. metres (1052.0 sq. feet)



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

Eastcote Cottage, Crossways Lane, Thornbury, South Gloucestershire BS35 3UE

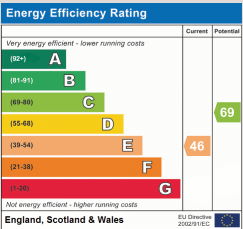
Welcome to this charming semi-rural, stone-fronted home set in circa 1.164 acres, beautifully presented and offering the perfect blend of rural tranquility and spacious family living. At the heart of the home you will find the open plan kitchen/breakfast/dining room, boasting dual aspect windows and French doors opening directly to the patio at the side of the home. The central island unit provides a stylish focal point and complemented by a separate utility for added convenience. From there the generous living room features Inglenook fireplace, enjoys views over the garden and connects seamlessly to the study, ideal for working from home. The drawing room leads to a cosy snug offering flexible space for both relaxation and entertaining. The ground floor is completed by an inner hall, perfect for kicking off boots and coats after a stroll around the garden, and a well-appointed cloakroom. Moving upstairs there are five fantastic double bedrooms. The principal suite hosts dual aspect views over the picturesque gardens and benefitting from a 'Jack and Jill' ensuite bathroom with separate shower cubicle shared with one of the bedrooms, a further family bathroom serves the remaining. An exceptional gravel driveway sweeps up to the house, offering ample parking and leading to several useful outbuildings and carport. Beyond this lies the paddock, perfect for outdoor pursuits, the green fingered or children running amok in the summer months! The patio area to the side provides an inviting space for outdoor dining and relaxation. An incredible opportunity to purchase a charming family home within walking distance of local schools, amenities and countryside strolls. Call today to arrange your personal tour!

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.the.castleschool.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

- Stunning Stone-fronted, Five Bedroom Family Home In Semi-Rural Location
- Set In Circa 1.164 acres including Gardens, Driveway and Multiple Outbuildings
- Spacious Open Plan Kitchen/Breakfast/Dining Room With Separate Utility
- Four Further Reception Rooms Providing Versatility Across The Ground Floor
- Principal Bedroom With Ensuite Bathroom And Four Further Double Bedrooms
- Jack And Jill Shower Room Plus Additional Family Bathroom
- Grave Driveway Welcoming You Into The Property With Ample Parking
- Several Outbuildings And Gated Access Into The Paddock
- Short Stroll From Local Schools And Amenities
- Excellent Commuter Links From The A38



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