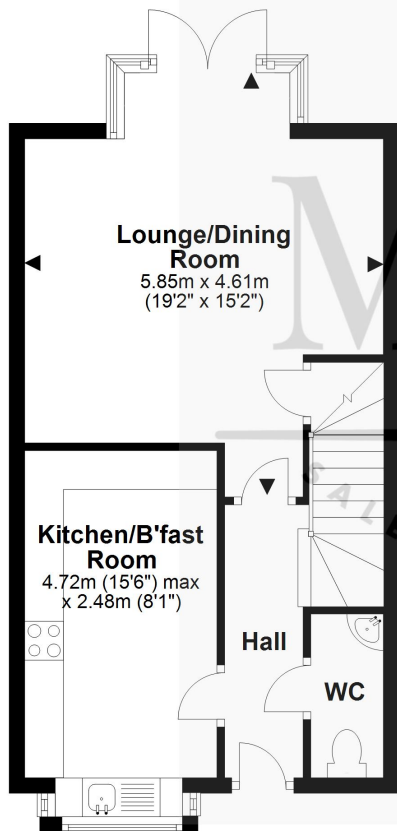
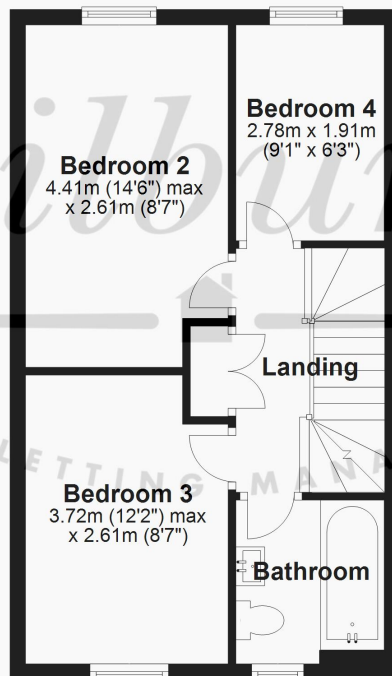




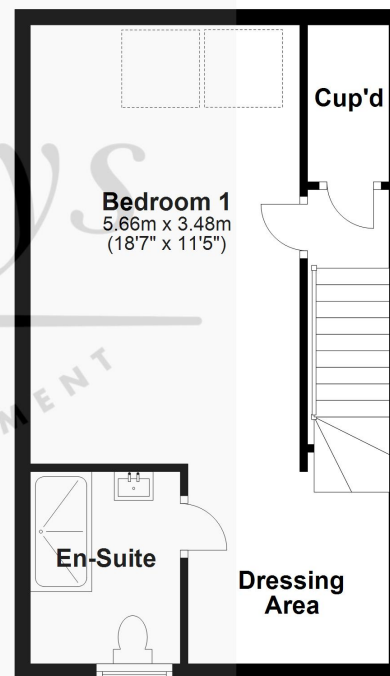
**Ground Floor**  
Approx. 41.1 sq. metres (442.9 sq. feet)



**First Floor**  
Approx. 38.0 sq. metres (409.3 sq. feet)

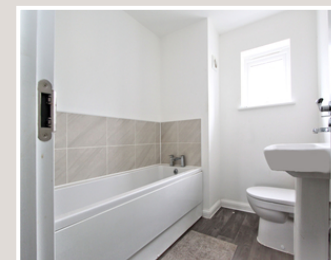
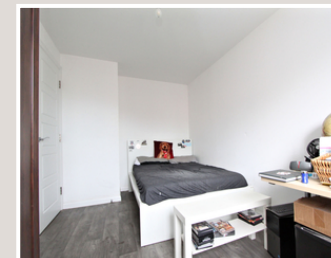
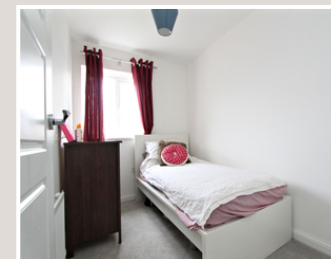


**First Floor**  
Approx. 38.1 sq. metres (409.8 sq. feet)



Total area: approx. 117.2 sq. metres (1262.0 sq. feet)

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



# 97 Barley Fields, Thornbury, South Gloucestershire BS35 1AQ

Priced for a quick sale, this promising home is perfectly laid out for the growing family. Situated on a much loved Thornbury estate, close to excellent local primary and secondary schools, acres of parkland, pub and convenience store a short trip away. Downstairs there is a fantastic sized hallway with doors on to both the modern kitchen with space for breakfast table and open plan living/dining room with French doors on to the garden. A cloakroom and additional cupboard space completes the ground floor. On the first floor there are three bedrooms, two doubles and a generous single with family bathroom with shower over. The second floor hosts master suite with dressing area and fantastic shower room, multiple Velux windows allowing light to flood in. Laid mainly to lawn, offering patio area and plenty of space for hosting family and friends on a summers eve, the garden is the perfect accompaniment for this family home, with access to the drive and single garage. A modern property in a superb location, looking to be taken on in new ownership and truly make your own. Call today to arrange a 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.thecastleschool.org.uk](http://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

- Four Bedroom Semi Detached Townhouse
- Smart Fitted Kitchen With Integrated Appliances
- Spacious Lounge/Diner With French Doors Opening Out Onto The Enclosed Rear Garden
- Large Principle Suite With Dressing Area And Ensuite
- Smart Fitted Family Bathroom With Shower Over Bath
- Cloakroom
- Garage And Off Street Parking
- Fantastic Countryside Walks On Your Doorstep
- Benefits From The Remainder Of The 10 Year NHBC Warranty

## Directions

Heading north down The Old Gloucester Road out of Thornbury, take the left into Butt Lane then the forth left into Barley Fields. Stay on this road and the property will be found a short way along on the left hand side opposite the small park.

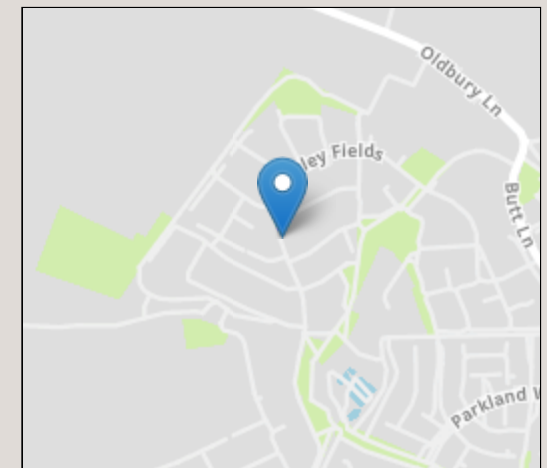
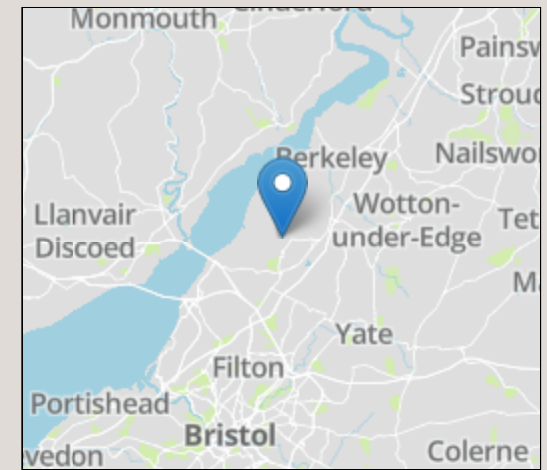
**Local Authority & Council Tax** - South Gloucestershire Council - Tax Band D

**Tenure** - Freehold

**Additional Information** - [www.southglos.gov.uk](http://www.southglos.gov.uk)

Management Fee's Apply

**Contact & Viewing** - Email: [thornbury@milburys.co.uk](mailto:thornbury@milburys.co.uk) Tel: 01454 417336



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	85	
(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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