

Total area: approx. 212.6 sq. metres (2287.9 sq. feet)

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



# 9 Farmers Walk, Thornbury, South Gloucestershire BS35 1AU

This charming family home, offering a plethora of living space, is one to peek your interest! Milburys are thrilled to offer you this incredible five bedroom, three bathroom, luxury property with curb appeal in abundance. Crossing the threshold there is a sizeable entrance hall with three separate reception rooms and a smart fitted kitchen/diner that dreams are made of, with the added bonus of a separate utility and cloakroom. Moving to the first floor, you will find five double bedrooms, two with ensuites and family bathroom. The master bedroom offers fitted wardrobes and the dual aspect windows allow light to flood in. The property has been finished to an exceptional standard with character paneling and a clean aesthetic throughout. Built on a spacious plot along a no through-road, with countryside outlook to the front and a large enclosed garden to the rear along with double garage and parking, it is quite likely to be the fantastic family home you have been looking for. A stone's throw to countryside rambles, acres of parkland and local primary and secondary schools, this family home is highly recommended!!

## 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 High Street offers a wide variety of shops, cafes, pubs and restaurants. Other facilities include the leisure centre, golf course and library, plus 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](http://www.thecastleschool.org.uk)) which is situated close to Thornbury's Tudor Castle, a luxury hotel.

## Property Highlights, Accommodation & Services

- Five Bedroom Detached Property With Two Ensuite Bathrooms
- Bags Of Space For The Growing Family
- On The Edge Of A New Estate With The Remainder Of The NHBC Warranty
- Incredible Size Kitchen/Diner With French Doors Onto The Rear Garden And Separate Utility
- Two Spacious Reception Rooms, The Main Lounge With French Door Onto The Rear Garden
- Study And Cloakroom
- South-East Facing Garden With Generous Patio Areas And Play Area
- Countryside Views To The Front
- UPVC Double Glazing And Gas Central Heating
- A Stone's Throw From Countryside Rambles, Park Land And Local Schools

## Directions

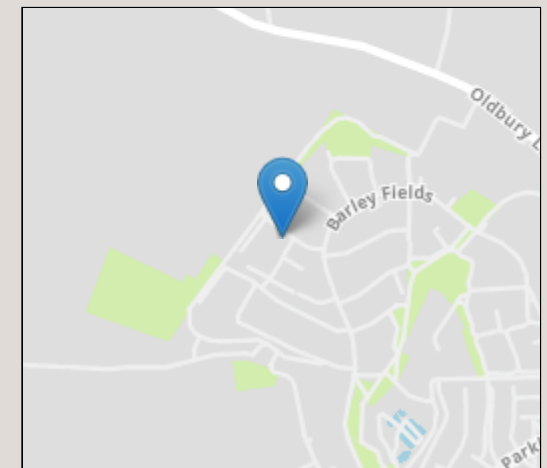
Leaving Thornbury on the Gloucester Road, take the last turning right into Butt Lane. Fourth left into Barley Fields. Follow the road round, turning right into Farmers Walk. Follow this road down to the end and No.9 can be found to your left hand side.

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

**Tenure** - Freehold

**Additional Information** - 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		93
(81-91)	B	86	
(69-80)	C		
(55-68)	D		
(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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