

Milburys

SALES LETTING MANAGEMENT

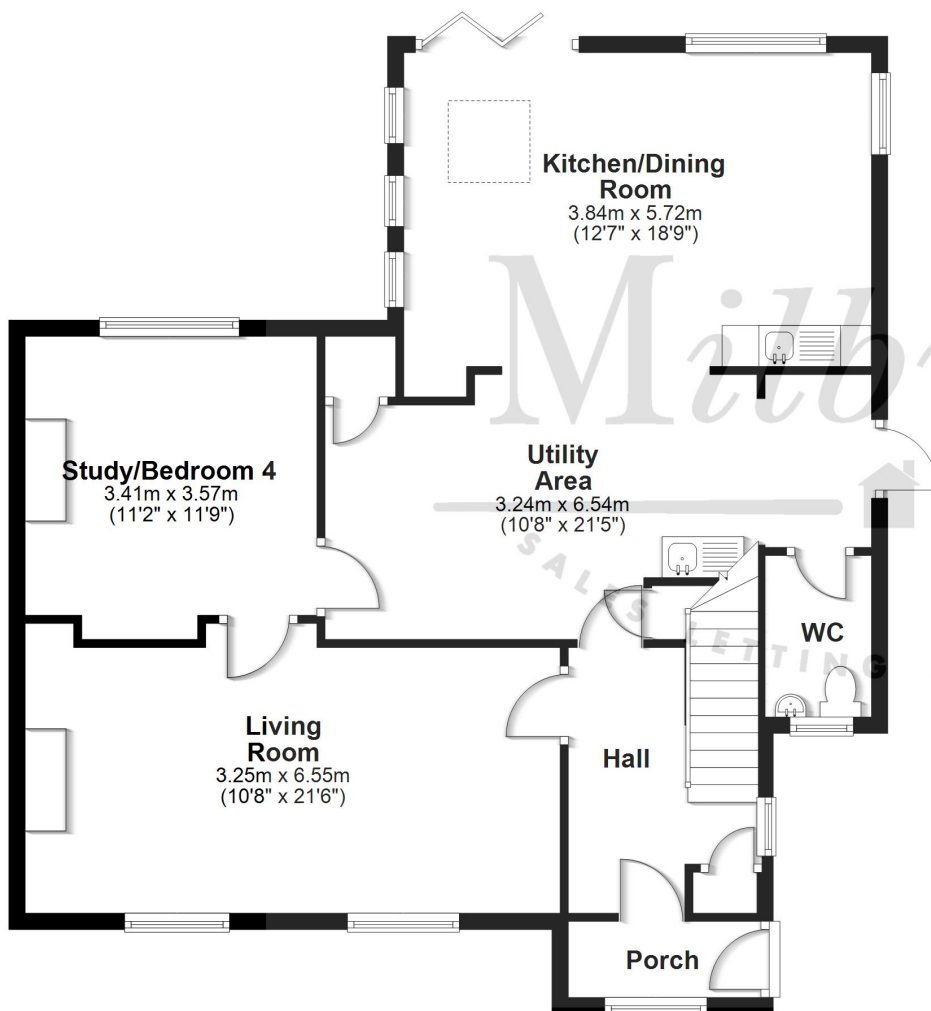


'Rose Cottage', Old Gloucester Road, Thornbury, South Gloucestershire BS35 3UG

£625,000

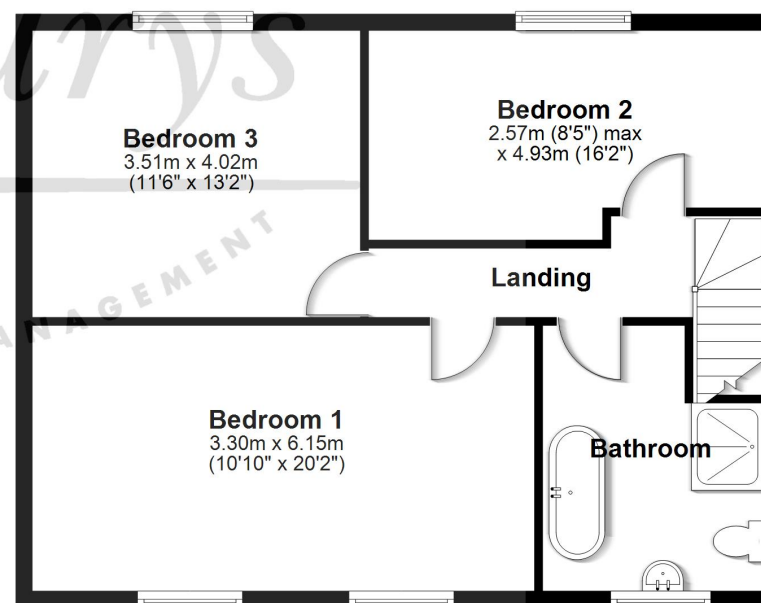
### Ground Floor

Approx. 91.6 sq. metres (985.9 sq. feet)



### First Floor

Approx. 61.9 sq. metres (666.8 sq. feet)



Total area: approx. 153.5 sq. metres (1652.7 sq. feet)

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

# 'Rose Cottage', Old Gloucester Road, Thornbury, South Gloucestershire BS35 3UG

Welcome to this charming yet versatile four-bedroom cottage that has been lovingly updated in its current ownership. This beautifully presented property offers the perfect blend of rustic charm and practical family living. Surrounded by nature and with timber cladding utilised throughout, the home exudes a calming, retreat-like atmosphere from the moment you arrive. The ground-floor features a spacious open-plan kitchen/dining area, ideal for family meals and entertaining. Bi-fold doors flood the space with natural light and open directly onto the generous rear garden, seamlessly connecting indoor and outdoor living. A separate utility room adds to the property's practicality, while a versatile ground floor bedroom/study offers flexibility for guests or working from home. The inviting living room with wood-burning stove provides a cosy space to relax and unwind. The inner hallway from the front porch offers access to the first floor where you will find three well-proportioned bedrooms and a stylish family bathroom - with separate bath and shower, all finished to a high standard. Outside the level garden is cloaked in mature shrubs and trees, is a true highlight, offering ample space for both play and relaxation. The attached workshop provides additional storage or hobby space and two outdoor cabins - one currently used as a home office - enhance the home's versatility. With its thoughtful layout, serene yet practical setting with excellent commuter links and tasteful design throughout, this is an ideal family home for those seeking peace, practicality and charm in equal measure.

## 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

- Charming Four Bedroom Detached Cottage
- Situated On The Outskirts Of Thornbury, Excellent Commuter Links
- Extended Kitchen/Diner, Utility Room And Two Reception Rooms
- Scope For Reconfiguration Of The Utility Room Offering Further Versatility
- Three Bedrooms To The First Floor And Smart Family Bathroom
- Attached Garage/Workshop And Plenty Of Offstreet Parking
- Two Outdoor Cabins Providing Work From Home Space In Abundance
- Oil Fired Central Heating And Septic Tank
- Views Over Surrounding Fields And Serene Rear Garden Cloaked In Mature Shrubs And Trees

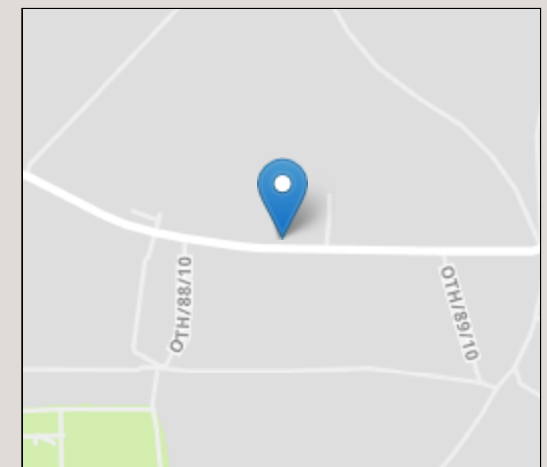
## Directions

Driving northwards out of Thornbury on the Old Gloucester Road, 'Rose Cottage' can be found on the left hand side on the straight section of road, after you pass the pond and the farmhouse on the same side.

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

**Tenure** - Freehold

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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