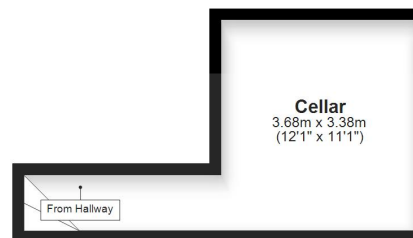
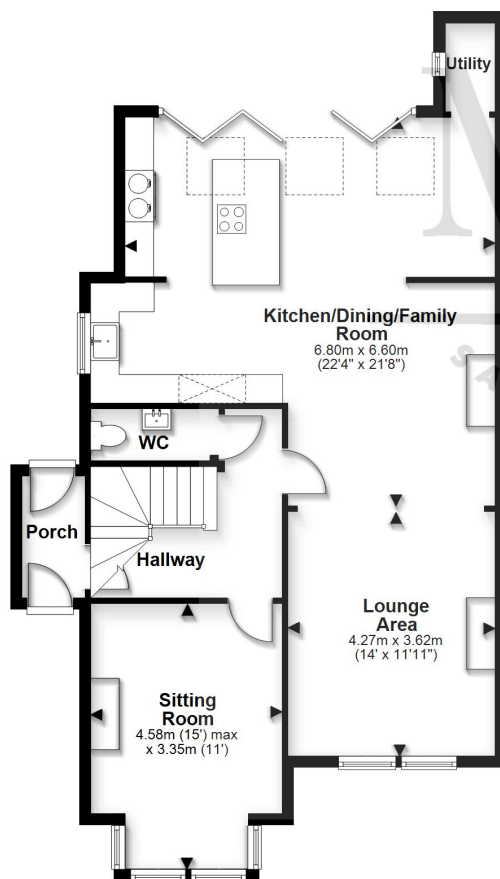




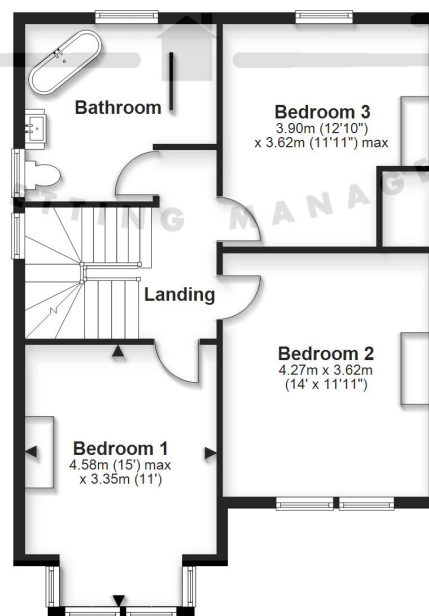
Cellar
Approx. 15.8 sq. metres (169.7 sq. feet)



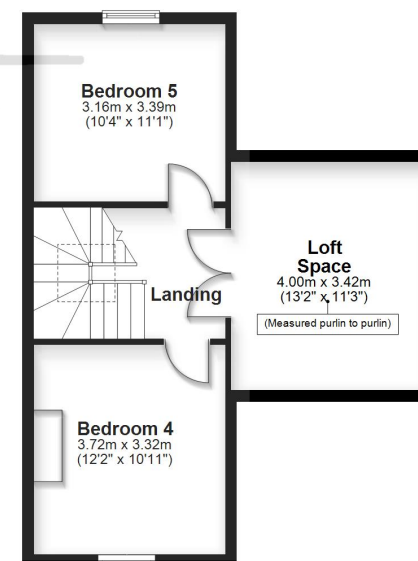
Ground Floor
Approx. 95.8 sq. metres (1031.1 sq. feet)



First Floor
Approx. 63.9 sq. metres (687.9 sq. feet)



Second Floor
Approx. 45.5 sq. metres (490.0 sq. feet)



Total area: approx. 221.0 sq. metres (2378.7 sq. feet)

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

Fernleigh 17 Gloucester Road, Thornbury BS35 1DJ

A stunning five bedroom, period home in the heart of Thornbury. Set just a short stroll from Thornbury's historic High Street, this beautifully renovated semi-detached residence seamlessly blends timeless character with contemporary living. From the moment you step inside the attention to detail is evident. The heart of the home is the impressive open plan kitchen, dining and living area- a superb space for modern family life and entertaining alike, thoughtfully designed in its current ownership from the underfloor heating to the electric Velux's and smart lighting. Flooded with natural light, the sleek, bespoke kitchen with Belfast sink, quartz worktops and wine fridge, opens through bi-fold doors onto the landscaped garden, creating a perfect indoor/outdoor flow. A separate sitting room offers a more formal retreat, while a cloakroom and access to the convenient cellar storage complete the ground floor. To the first floor, three generous double bedrooms are complemented by a stunning family bathroom, completed to a luxurious standard with waterfall walk in shower and stand-alone tub. The second floor reveals two further well proportioned bedrooms, ideal as guest accommodation, children's room or home office with loft space that could easily be converted into an additional bathroom should it be required. Externally, the landscaped garden has been thoughtfully designed for both relaxation and entertaining, with direct access to the garage and parking at the rear. The home enjoys a desirable position next to playing fields and lies within easy reach of highly regarded primary and secondary schools- making it an exceptional choice for families. Beautifully presented throughout, this property combines period elegance with contemporary style, and offers the very best of Thornbury living.

Situation

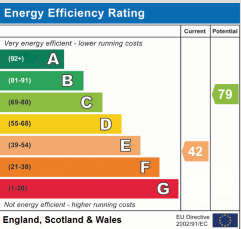
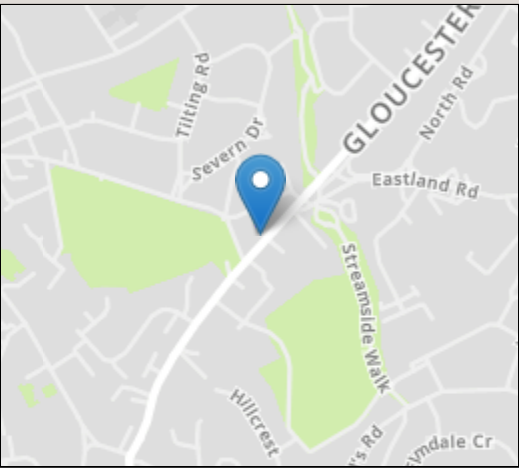
Thornbury is a thriving market town surrounded by beautiful open countryside, situated to the north of the City of Bristol and the M4/M5 interchange, with excellent commuting links via the motorway network and by rail from Bristol Parkway Station (Paddington/South Wales). The part-pedestrianised and 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

- Recently Renovated Five Bedroom Family Home
- A Short Stroll From Thornbury High Street, Local Schools And Shops
- New Heating System And Updated Electricals Throughout
- Stunning Open Plan Kitchen / Dining / Family Room With Access To The Garden
- Separate Living Room, Ground Floor Cloakroom And Cellar
- Three Bedrooms To The First Floor And Luxurious Family Bathroom
- Two Further Second Floor Bedrooms With Potential For An Additional Bathroom
- Beautifully Landscaped Rear Garden With Access To Parking And Garage
- Garage And Off-street Parking
- Retained Character Features Throughout

Directions

From the mini roundabout near the bottom of Thornbury High Street, bear left onto Gloucester Road. Number 17 is a short way along on your left-hand side past the playing fields.



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