

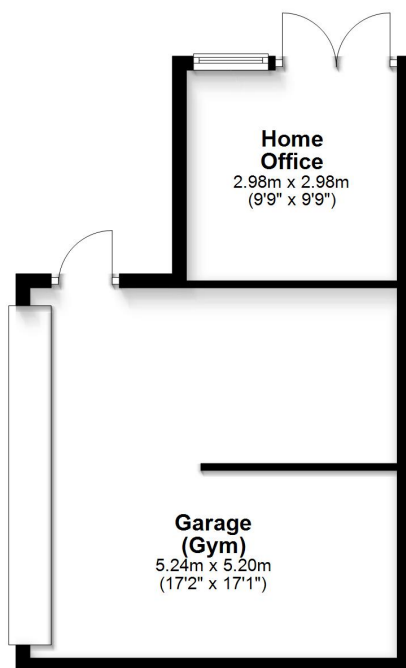
Milburys  
SALES LETTING MANAGEMENT



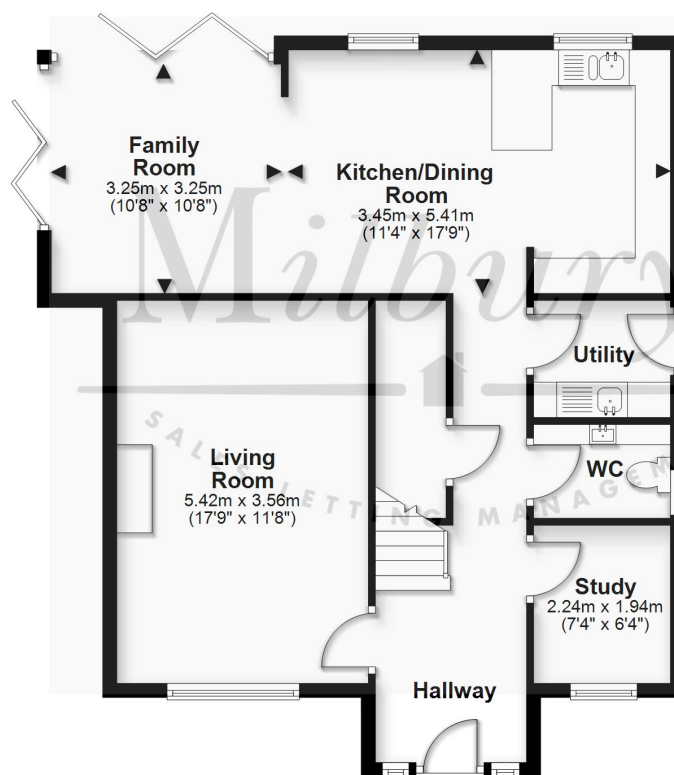
Rowan House, Bristol Road, Thornbury, South Gloucestershire BS35 3JA

Guide Price £750,000

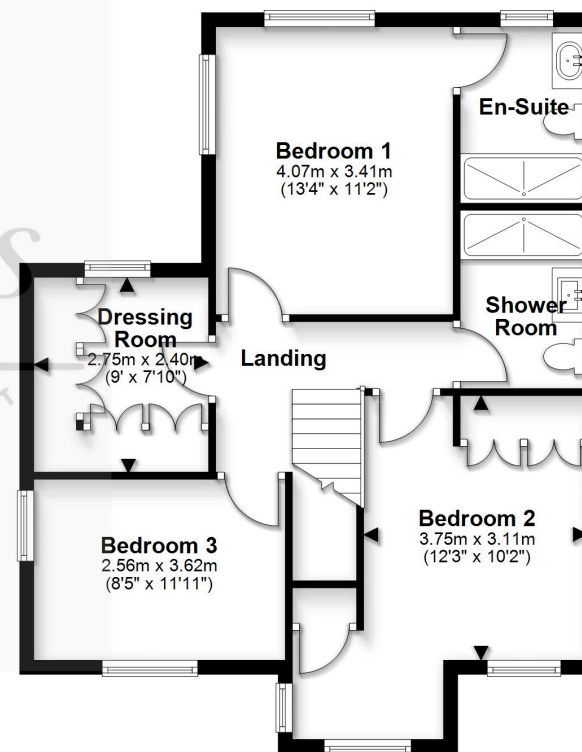
**GVarage (Gym) & Home Office**  
Approx. 36.4 sq. metres (392.1 sq. feet)



**Ground Floor**  
Approx. 75.2 sq. metres (809.3 sq. feet)



**First Floor**  
Approx. 72.5 sq. metres (780.2 sq. feet)



Total area: approx. 184.1 sq. metres (1981.5 sq. feet)

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



# Rowan House, Bristol Road, Thornbury, South Gloucestershire BS35 3JA

Simply stunning - the attention to detail stands out the moment you step inside! This beautifully presented contemporary home enjoys an elevated setting above the Bristol Road, just a short walk from all the amenities of Thornbury High Street, with far-reaching views from first floor windows across the countryside of South Gloucestershire, towards the River Severn. And what place to entertain family and friends - tri-fold doors opening from the vaulted family room to the covered terrace, bringing the outside in! And for those working from home, there is an independent home-office connected to the double garage (gym). Bedroom one has the most beautiful en-suite, matching the adjacent family shower room. Bedroom 2 has quality built-in storage and bedroom four has been converted into a dressing room with wall-to-wall fitted wardrobes. Living space includes a generous living room with a wood-burning stove, there is a separate study/playroom, a cloakroom, utility room and a superbly appointed fitted kitchen/dining room open-plan to the aforementioned family room. Practical benefits include double-glazing, with excellent e-credentials and air-source under-floor (ground floor) zoned heating. Moving outside, there is off-street parking to the front, a full-width terrace behind with an area of lawn below and an established shrub border at the boundary. Very special!

## 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 part-pedestrianised High Street offers a wide variety of shops, cafes, pubs and restaurants. Other facilities include the leisure centre, golf course and library, 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

- Stunning Contemporary Detached Home
- Elevated Position Convenient For Thornbury High Street
- Country Views To Rear
- Home Office, Double Garage (Gym)
- Vaulted Family Room With Tri-Fold Doors To Covered All-Weather Terrace
- Living Room With Wood-Burning Stove
- Study, Cloakroom, Utility Room
- Open-Plan Kitchen/Dining Room
- Exquisite En-Suite And Family Shower Rooms
- Air-Source Under-Floor Heating

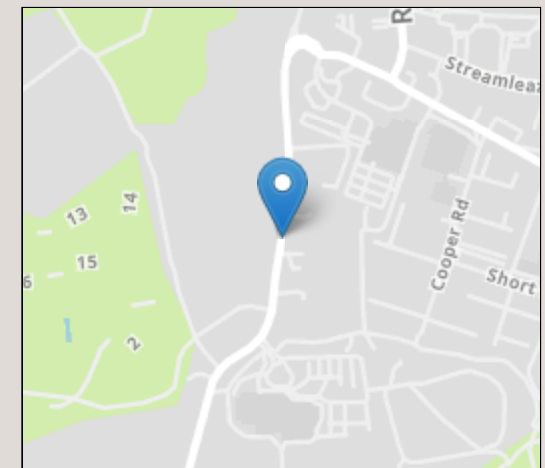
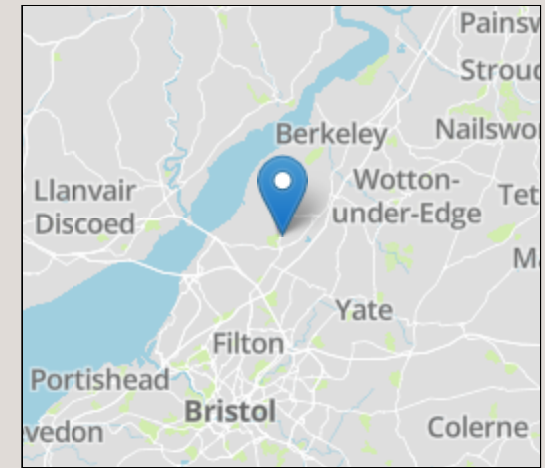
## Directions

Approaching Thornbury town centre from the A38, continue down Thornbury Hill, past the Leisure Centre on the right. The entrance to Rowan House can be found a short distance further on the right, between two stone walls. Turn in here and follow the driveway round to the left where Rowan House is the 2nd property, at the end.

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

**Tenure** - Freehold

**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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		81	81

IMPORTANT NOTICE Milburys Estate Agents Ltd, their clients and any joint agents give notice that they have not tested any apparatus, equipment, fixtures, fittings, heating systems, drains or services and so cannot verify they are in working order or fit for their purpose. Interested parties are advised to obtain verification from their surveyor or relevant contractor. Statements pertaining to tenure are also given in good faith and should be verified by your legal representative. Digital images may, on occasion, include the use of a wide angle lens. Please ask if you have any queries about any of the images shown, prior to viewing. Where provided, floor plans are shown purely as an indication of layout. They are not scale drawings and should not be treated as such. Complete listings and full details of all our properties (both for sale and to let) are available at [www.milburys.co.uk](http://www.milburys.co.uk)











