

Total area: approx. 124.3 sq. metres (1338.4 sq. feet)

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



# 12 Charles Close, Thornbury, South Gloucestershire BS35 1LN

This impressive, detached, family home is located in a quiet and established setting off Butt Lane, 'Castle Side' of Thornbury. The property is set on a generous plot with large gardens to front and back. The flexible accommodation and generous living space only increase the desirability, along with the proximity to local primary and secondary schools, Thornbury town centre and countryside walks. Upon entry, passing through the welcoming hallway to the lounge, an incredible size with wood-burning stove, double windows allowing the light to flood in and elegant wooden floors, the perfect space to retreat. The dining room with patio doors is to the rear, as is the smart fitted kitchen, that benefits from granite countertops, wall and base units and a separate utility. The cloakroom completes the ground floor. To the first floor, four double bedrooms with principal and bedroom two with built-in wardrobes. The family shower room completes the property. Externally, the rear garden is quite something, with established borders, a manicured lawn and patio area for entertaining in the summer evenings, it will seal the deal for all! Further benefits include garage and off street parking. No Chain, book your viewing today!!

## 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 pedestrianised 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

- Large Detached Family Home 'Castle' Side Of Thornbury
- Four Double Bedrooms
- Cul-De-Sac Setting
- Smart Fitted Kitchen With Utility
- Beautiful Enclosed Rear Garden With Patio For Alfresco Dining
- Spacious Lounge With Wooden Floors And Wood-Burning Stove
- Separate Dining Room
- Garage And Offstreet Parking
- Walking Distance To Thornbury Town Centre And Local Primary/Secondary Schools
- NO CHAIN!!

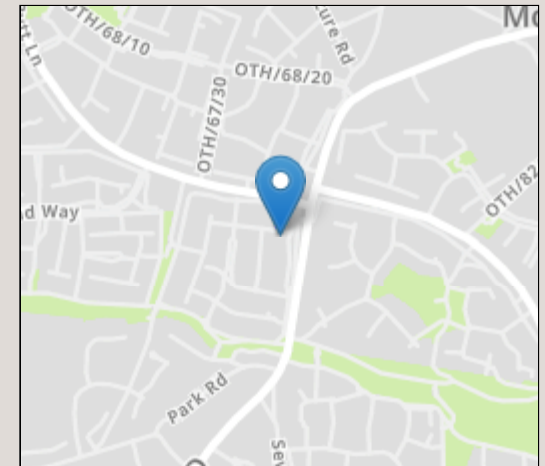
## Directions

From the centre of Thornbury turn north onto the Gloucester Road from the mini roundabout at the bottom of the High Street. Just as Thornbury ends, turn left into Butt Lane, then take the first left into Charles Close. Follow the road round keeping to the left, No.12 can be found on the left.

## Local Authority & Council Tax -

**Tenure** - Freehold

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



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