

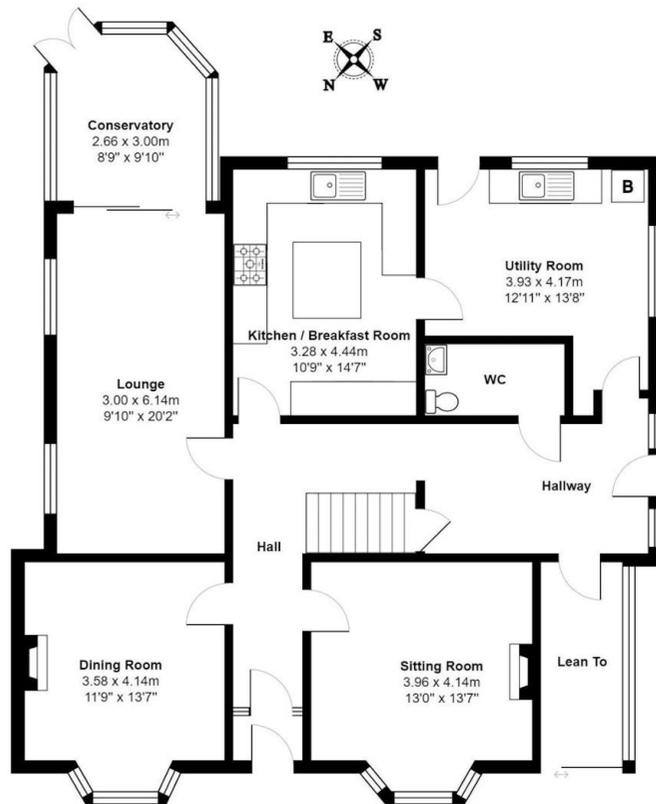


Milburys

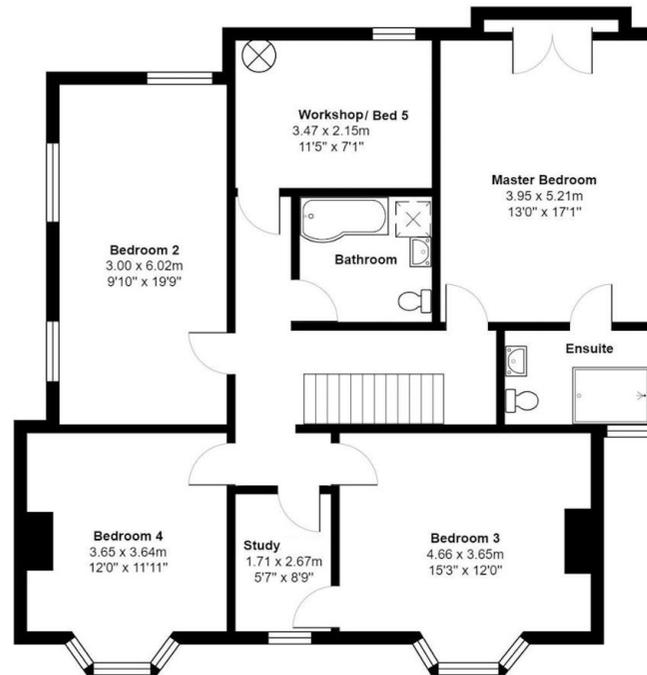
SALES LETTING MANAGEMENT

'Springwell House', Whitfield, South Gloucestershire, GL12 8DS

£685,000



Area: 120.8 m<sup>2</sup> ... 1300 ft<sup>2</sup>



Area: 111.3 m<sup>2</sup> ... 1198 ft<sup>2</sup>



# 'Springwell House', Whitfield, South Gloucestershire GL12 8DS

'Springwell House' - a substantial detached period house combining original character features along with its more modern attributes and additions, not forgetting some great country views. It sits in a generous level plot of circa 0.3 acres - beautiful mature gardens with gated off-street parking tucked away at the rear, accessible by the shared driveway to the right-hand side. Fantastic family space, inside and out, including five bedrooms and a first-floor study room looking out across the road to open fields opposite. The principal bedroom has a 'Juliette' balcony and an en-suite shower room, the others sharing the family bathroom. Living accommodation includes the two bay-fronted reception rooms at the front of the house, plus a further living room to the side and a conservatory behind. The central hallway has a fine parquet floor and rises to an airy landing above. A smart fitted kitchen/breakfast room connects to a large utility room, a spacious side hallway and cloakroom. Practical benefits include oil central heating and partial double glazing. If you are looking for somewhere where everyone can spread out, somewhere to add your own personal touch, within striking distance of all that the market town of Thornbury has to offer, this could be right up your street!

## Situation

Whitfield is situated between the bustling market town of Thornbury and the village of Falfield, along the A38 to the south of junction 14 of the M5, ideal for commuting to Gloucester/Cheltenham to the north and Bristol to the south. There are nearby primary schools in Stone, Thornbury and Tortworth. The nearest secondary school is The Castle School in Thornbury.

## Property Highlights, Accommodation & Services

- Substantial Detached Period House
- Character Features And Country Views
- Generous Level Plot Circa 0.3 Acres
- Beautiful Mature Gardens, Gated Off-Street Parking
- Five Bedrooms And First Floor Study Room
- Family Bathroom, En-Suite Shower Room
- Three Reception Rooms, Conservatory
- Smart Modern Kitchen/Breakfast Room
- Utility Room, Cloakroom, Generous Side Hall
- Oil Central Heating, Partial Double-Glazing

## Directions

From M5 J14 take the A38 southbound. Continue out through the village of Falfield. After approximately 1.2 miles you will see the entrance to 'Springwell House' on your left hand side, just before Brinkmarsh Lane and before the the junction to Thornbury.

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

**Tenure** - Freehold

**Contact & Viewing** - Email: [mil\\_thornbursales@milburys.co.uk](mailto:mil_thornbursales@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		72
(55-68)	D		
(39-54)	E		
(21-38)	F	37	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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