

HUNTERS®

HERE TO GET *you* THERE



Kington Lane

Thornbury, BS35 1NB

£695,000



Council Tax: D



The Barn Kington Lane

Thornbury, BS35 1NB

£695,000



Entrance

Via double glazed hard wood French doors opening to:

Reception Hallway

28'0" x 8'2" (8.55m x 2.51m)

Over looked by a galleried landing with further exposed beams, there is an open tred Oak staircase rising to First floor.

Cloaks cupboard, tiled floor with underfloor heating and hard wood framed double glazed French doors opening to rear garden.

Cloakroom

Vanity unit incorporating corner unit with wash hand basin and WC. Extractor fan

Living Room

14'7" x 27'2" (4.46m x 8.29m)

Hard wood framed double glazed windows to front and rear with hard wood framed double glazed bi-folding doors opening to patio at the side.

Tiled floor with underfloor heating, contemporary style multi-fuel heater.

Kitchen

11'9" x 16'9" (3.59m x 5.13m)

Hard wood framed double glazed windows to front. Ceramic tiled floor with underfloor heating, exposed beamed ceiling. Extensive range of various floor and wall units with contrasting granite worksurfaces incorporating hob and extractor hood over. 2 integral double ovens and microwave, integrated fridge/freezer, dishwasher and breakfast bar.

Utility Room

Hardwood framed double glazed window to rear.

Base units incorporating single drainer stainless steel sink unit, plumbing for automatic washing machine, oil fired central heating boiler, tiled underfloor heating.

Bedroom/Dining Room

11'6" x 13'7" (3.53m x 4.16m)

Hardwood framed double glazed window to rear. Tiled underfloor heating, exposed beams.

Landing

Double glazed skylight, timber floor and exposed beams.

Bedroom 1

11'8" x 17'3" (3.58m x 5.26m)

Double glazed skylight, exposed beams and timber floor, walk in wardrobe and underfloor heating.

Ensuite

Double glazed skylight, white WC, vanity unit incorporating wash hand basin and panelled bath with shower attachment.

Bedroom 2

14'9" x 17'4" (4.50m x 5.30m)

Hardwood framed double glazed window to side. Exposed beams and timber floor with underfloor heating.

Ensuite

Double glazed skylight. WC, wash hand basin and large shower enclosure with timber floor incorporating underfloor heating.

Gardens

The property occupies a generous established and level plot that is laid to lawn with paved patio from

which far reaching views can be enjoyed towards the Forest of Dean. There are well planted shrub beds and various mature bushes and trees. There are two timber shed and brick built outhouse water tap and concreted yard.

Parking

Gravelled parking for 6-8 vehicles.

Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; South Gloucestershire D

Anti-Money Laundering Regulations

"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted



Road Map



Hybrid Map



Terrain Map



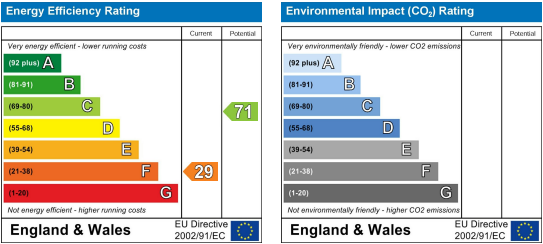
Floor Plan



Viewing

Please contact our Hunters Thornbury Office on 01454 411522 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.