

HUNTERS[®]

HERE TO GET *you* THERE



High Street

Thornbury, BS35 2AN

Guide Price £925,000



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Introduction

Located at the top of Thornbury High Street, this distinctive double fronted family home is exceptionally well positioned for direct access to a wide range of local amenities. Of grand proportions, this extraordinary period property provides both flexible and versatile accommodation with a plethora of reception rooms and a wealth of character features. Although it is thought that the original part of the cottage may date from the 17 Century, it has been extended and developed over the years to now provide comfortable accommodation suitable for the largest of families. With a magnificent rear garden that backs directly onto the Mundy playing fields, this exceptional home warrants a prompt and detailed internal viewing. Council tax band E.

ENTRANCE

Via canopy porch to solid front door opening into ...

HALLWAY

Spacious reception area with coved ceiling, staircase raising to first floor incorporating understairs storage cupboard.

CLOAKROOM

w.c, wash hand basin.

UTILITY ROOM

Wash hand basin, space for tumble dryer.

SITTING ROOM

13'5" x 12'6" (4.10 x 3.80)

Sash bay window to front, feature original fire place.

DINING ROOM

13'5" x 12'8" (4.10 x 3.86)

Double glazed sash bay window to front, coved ceiling, centre rose, feature period cash iron fireplace, radiator.

MUSIC ROOM

16'9" x 14'6" (5.10 x 4.43)

Double glazed casement window and part glazed door to rear, coved ceiling, radiator.

KITCHEN BREAKFAST ROOM

21'10" x 12'10" (6.66 x 3.90)

Double glazed casement window to side, a range of pine fronted floor and wall units, working surfaces incorporating a stainless steel single drainer sink unit, plumbing for dishwasher, built in gas fired arga, stable door opening onto garden room.

GARDEN ROOM

24'9" x 13'5" (7.54 x 4.10)

Split level room comprising an elevated dining area with sky lights, double glazed casement window and glazed door to the side. Steps down to family/sitting room area with wood burning stove, stone tiled floor and French doors opening onto the rear garden.

HALF LANDING

STUDY

7'11" x 5'3" (2.41 x 1.60)

Double glazed casement window to side, radiator.

FULL LANDING

Sky light, large cloaks cupboard, radiator.

BEDROOM 1

16'0" x 13'0" (4.88 x 3.96)

Sash bay window to side, ornate gothic style double glazed casement windows to rear, double glazed door opening onto terrace with fabulous views, radiator.

ENSUITE

Obscure double glazed window to side, white w.c, bidet, vanity unit incorporating a wash hand basin, panelled bath with tiled walls, extractor fan, heated towel rail.

BEDROOM 2

11'9" x 11'0" (3.58 x 3.36)

Double glazed casement window to rear, coved ceiling, radiator.

ENSUITE.

Obscure double glazed window to side, corner bath with Mira shower over, w.c. wash hand basin, radiator.

BEDROOM 3

12'10" x 11'11" (3.90 x 3.63)

Sash window to front, radiator.

BEDROOM 4

12'10" x 9'10" (3.90 x 3)

Sash window to front, coved ceiling, radiator.

BEDROOM 5

9'7" x 8'1" (2.93 x 2.47)

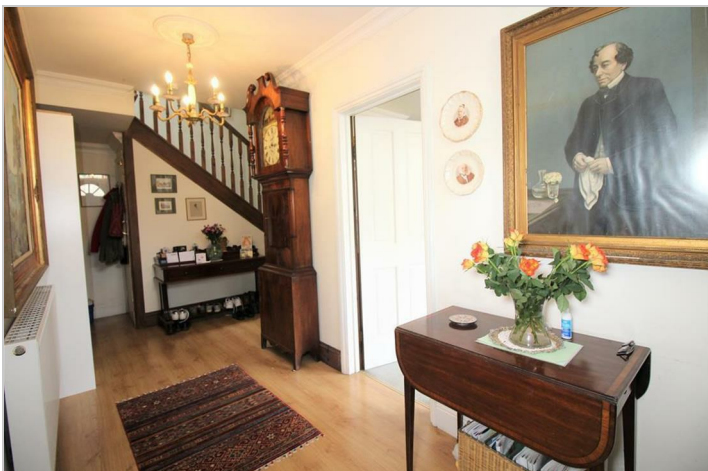
Sash window to front, radiator.

FAMILY BATHROOM

Sky light, panelled bath, w.c. wash hand basin, tiled shower enclosure, airing cupboard, radiator.

GARDEN

Fabulous walled garden to the rear with a south westerly aspect backing onto Mundy playing fields. The gardens are extremely large with a terraced patio leading onto extensive lawns, established shrubs, trees and flower borders. There is a timber shed, various fruit canes and vegetable planters, water tap.



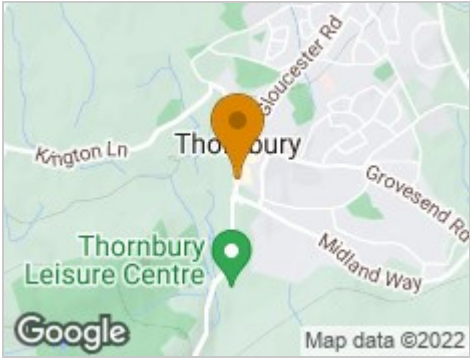
Road Map



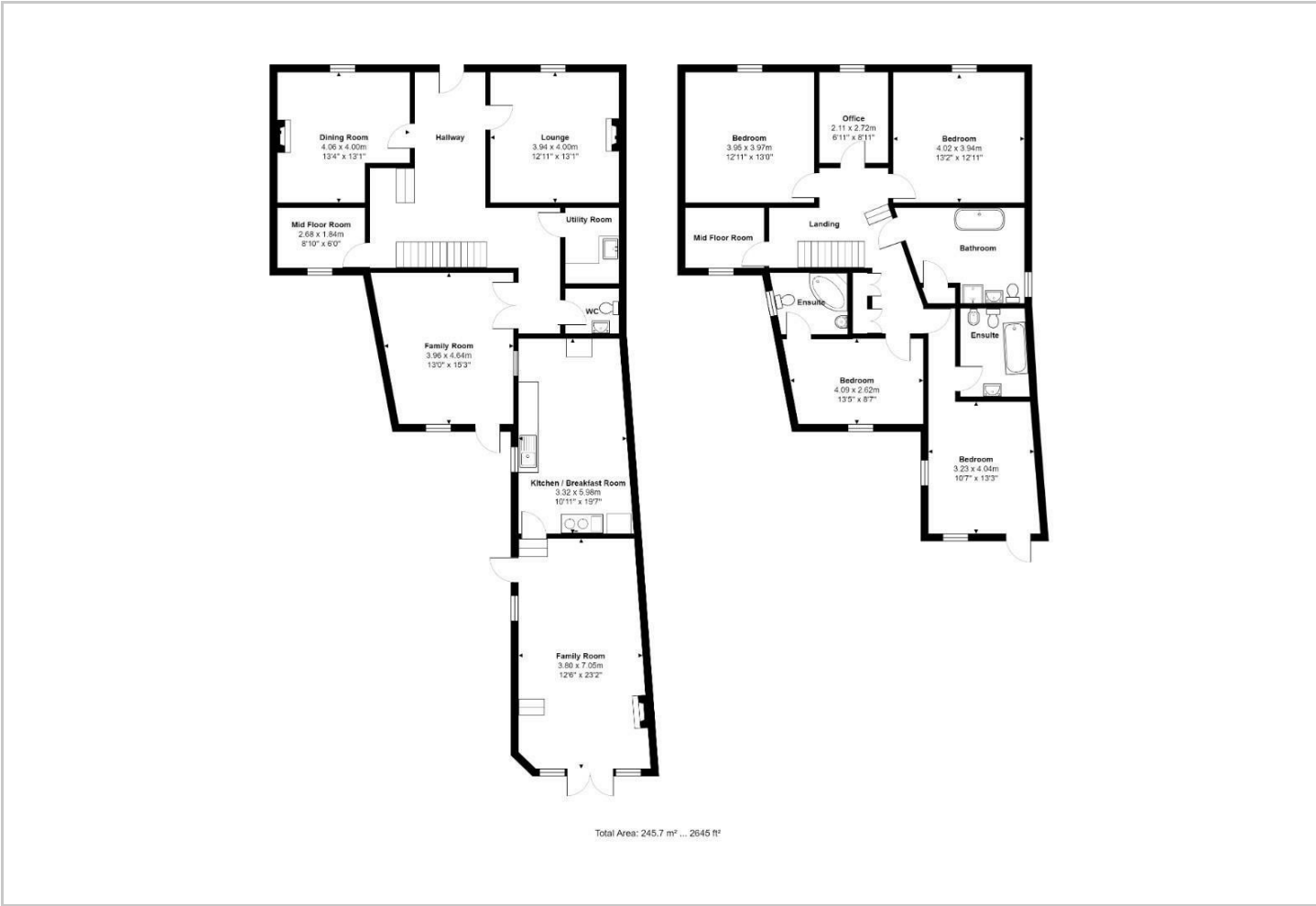
Hybrid Map



Terrain Map



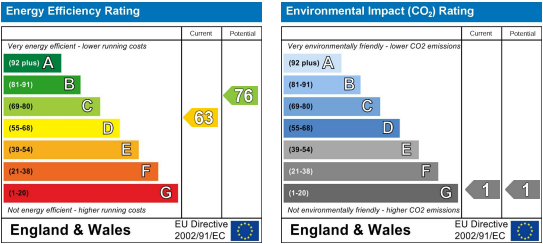
Floor Plan



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.