



35 Barley Fields, Thornbury, South Gloucestershire, BS35 1AJ

**GUIDE PRICE £700,000**

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## PROPERTY OVERVIEW

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A beautifully presented and substantial five-bedroom detached family home, arranged over three floors and set within the highly regarded Barley Fields development on the edge of the historic market town of Thornbury. Offering generous, well-balanced accommodation, this impressive home is ideally suited to modern family living, combining contemporary design with excellent practicality.

The ground floor is centred around a stunning open-plan kitchen and dining space, very much the heart of the home. Designed for everyday family life and entertaining alike, the kitchen features high-quality integrated appliances, a central island, Velux roof lights, and wide patio doors opening directly onto the rear garden. A separate utility room and a ground-floor cloakroom provide valuable additional functionality.

Alongside the kitchen, there is a spacious bay-fronted living room, offering a comfortable and inviting retreat, with further access to the garden. A dedicated home office completes the ground floor, ideal for remote working or study.

The first floor hosts the principal bedroom suite, a generous space with fitted wardrobes and a stylish en-suite shower room. Two further well-proportioned bedrooms and a family bathroom complete this level.

The second floor provides excellent flexibility, with two additional bedrooms and a modern shower room, making it ideal for teenagers, guests, or multi-generational living.

Externally, the property benefits from a fully enclosed rear garden, perfect for children and entertaining, alongside a double garage and driveway parking for multiple vehicles. Solar panels with battery storage enhance energy efficiency, while the remainder of the NHBC warranty offers further peace of mind.

### Location

Barley Fields is a popular and well-established development, positioned on the edge of Thornbury, one of South Gloucestershire's most desirable market towns. Thornbury town centre offers a wide range of independent shops, cafés, restaurants, and everyday amenities, alongside the historic Thornbury Castle and surrounding countryside walks.

Families are particularly well served, with highly regarded primary and secondary schools close by. For commuters, the location provides excellent access to the M4 and M5 motorway networks and Bristol Parkway station, offering direct rail services to London. Cribbs Causeway is also within easy reach, providing extensive retail, dining, and leisure facilities.



# KEY DETAILS

- A Substantial & Well Presented Detached Property
- 5 Bedrooms
- Open Plan Kitchen/Diner
- Enclosed Rear Garden
- Double Garage

Guide Price: £700,000

Tenure: Freehold

Council Tax Band: F

Local Authority: South Gloucestershire

Vendors Onward Position:

Onward Purchase

EPC: B

Viewing: By appointment only



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Total floor area 215.0 m<sup>2</sup> (2,314 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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If you would like a valuation please either call, email or follow the QR to book online.



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