



MAGGS
& ALLEN

51 THORNFIELD ROAD

BRENTY, BRISTOL, BS10 6FB

Asking Price £515,000

An outstandingly well-maintained and beautifully presented four-bedroom property, with garage for two cars and a low-maintenance private rear garden, set against the backdrop of peaceful woodland.

Vendor's Comments

"We chose this location because of the leafy, peaceful semi-rural feel, but with all of the amenities of the city. The house was chosen specifically for the position, which backs onto woodland, and because the property does not directly face another house, which maximises light and privacy.

The woodland is teeming with wildlife, which has provided us with plenty of interest and entertainment through the seasons, that we will certainly miss. We've loved having access to the countryside nearby to walk and cycle as well as the local amenities and easy access to the city.

As a modern house, there's little maintenance required and it's very efficient to run with solar panels, dual zone heating and intelligent heat recovery system."

Ground Floor

This immaculately presented four bedroom property is well situated in a quiet location on the Repton Grange development, and in brief comprises: entrance hall, WC, kitchen/breakfast room, lounge/diner and storage cupboard.

Entering into the oak-floored hallway, to the left is a contemporary kitchen fitted with a range of matching base and wall-mounted units, granite worktops, hardwearing Karndean flooring, and integrated appliances including a dishwasher, fridge/freezer, gas hob, electric oven and grill. There is additionally a breakfast bar fitted, and space for a freestanding washing machine.

Sat opposite the kitchen is a convenient ground floor WC, with hand wash basin, the continued Karndean flooring and decorated in neutral décor.

At the rear is a beautifully presented lounge/diner with direct access to the garden through patio doors. This is a generous space, enhanced by a feature Optimyst fireplace and fitted with hard wearing oak flooring and storage cupboard to the right hand wall.

First Floor

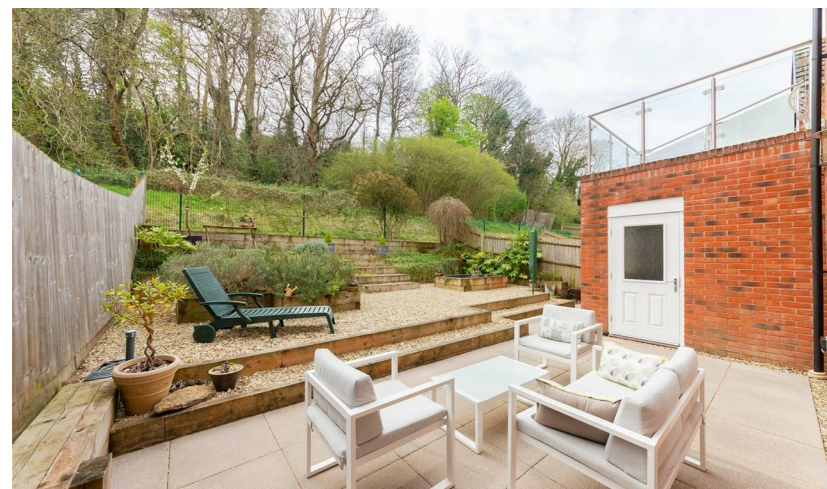
The first floor hosts four bedrooms, including three double rooms and a single, and three-piece family bathroom - each of which are accessed from a smart, wide landing.

The standout feature of this floor is undoubtedly the expansive master bedroom, boasting built-in wardrobes, oak flooring, and direct access to a roof terrace with delightful garden and woodland views through patio doors. The master also includes a private ensuite with a large walk-in shower, chrome towel rail and mirrored sensor-light cabinet.

Sat adjacent to the master bedroom and located off the landing is the family bathroom. Fitted with a smart modern suite comprising WC, bath with shower-over, and basin. Complemented by textured tiling and contemporary décor.

Two double bedrooms both offer good quality in-built wardrobes, decorated immaculately in neutral tones. The rear bedroom is particularly attractive given its favourable aspect looking out onto the rear garden and woodland behind.

A single bedroom - ideal as a study, children's bedroom or occasional guest bedroom - completes the first floor.



Externally

This tranquil outdoor area, re-modelled by the owners and backing onto picturesque woodland, offers a patio and raised bed and is one of many particularly attractive features of the property, and additionally benefits from side access.

The integral garage is located conveniently from the patio, benefits from an electric door and provides space for two cars parked in tandem. the rear portion of the garage is a particularly flexible space, currently used as a gym/workshop by the vendors.

Further enhancing this property are energy-efficient solar panels owned by the property, loft providing ample additional storage, fitted security alarm and external electrical sockets both upstairs and downstairs.

Local Schools

Brentry Primary School approx. 0.3 miles

Little Mead Primary Academy approx. 0.3 miles

Bristol Free School approx. 0.4 miles

Blaise Primary and Nursery School approx. 0.5 miles

Location

Brentry is a suburb of north Bristol, England, between Henbury and Southmead. There is a good, neighbouring primary school close by, as well access to the many shops, restaurants and amenities within walking distance of the property. Nearby are the open space of Blaise Castle Estate with approx. 650 acres Grade II* registered parkland including children's play area, museum and castle. The property is also conveniently located within direct access to both Westbury Village and the Mall at Cribbs Causeway as well as Bristol City Centre and the M4/5 motorway links.

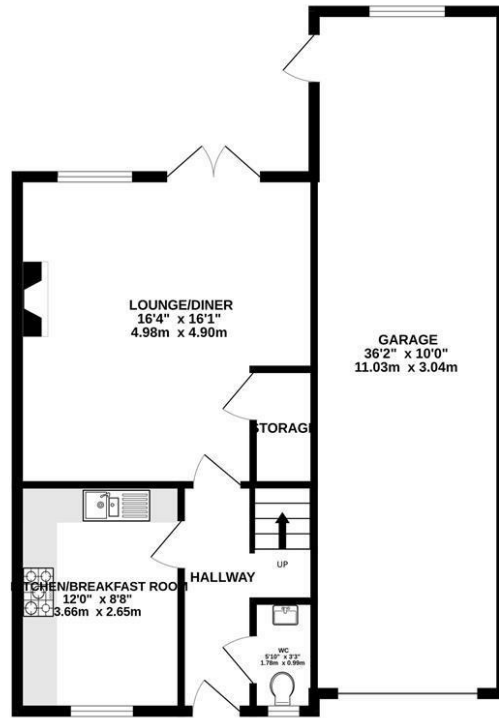
Situated in the Repton Grange development built in 2015; a quiet spot with no through-road that is particularly popular with young families.

Service Charge

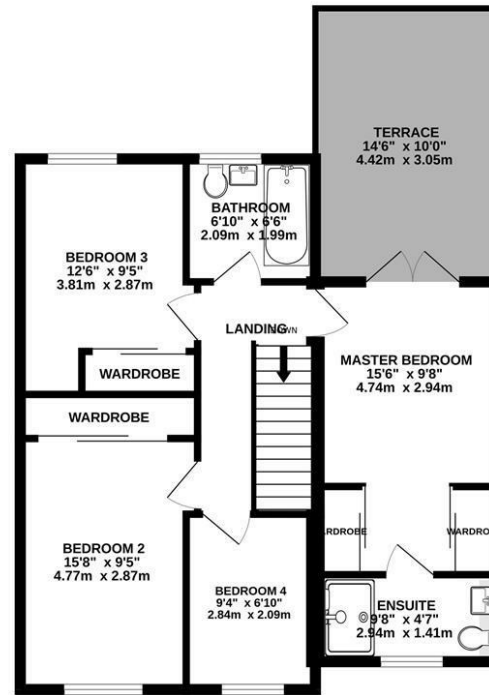
In line with most modern developments, there is an annual management fee payable. For the Repton Grange development this covers maintenance of the common areas, landscape management and associated activities. We are advised by the vendor that the most recent annual fees were £282.



GROUND FLOOR
801 sq.ft. (74.5 sq.m.) approx.



1ST FLOOR
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 1436 sq.ft. (133.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- Superbly well-maintained modern semi-detached residence
- Secure garage offering tandem parking for 2 cars, or substantial workshop space
- A peaceful spot with beautiful green spaces nearby
- Master bedroom with en suite and roof terrace
- Kitchen/breakfast room and separate lounge/diner
- Four bedrooms
- Two bathrooms
- A convenient location in commutable distance of the city centre and major transport links
- Solar panels

Guide Price: £515,000

Tenure: Freehold

Council Tax Band: D

EPC Rating: B

Local Authority: Bristol City Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change.

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