

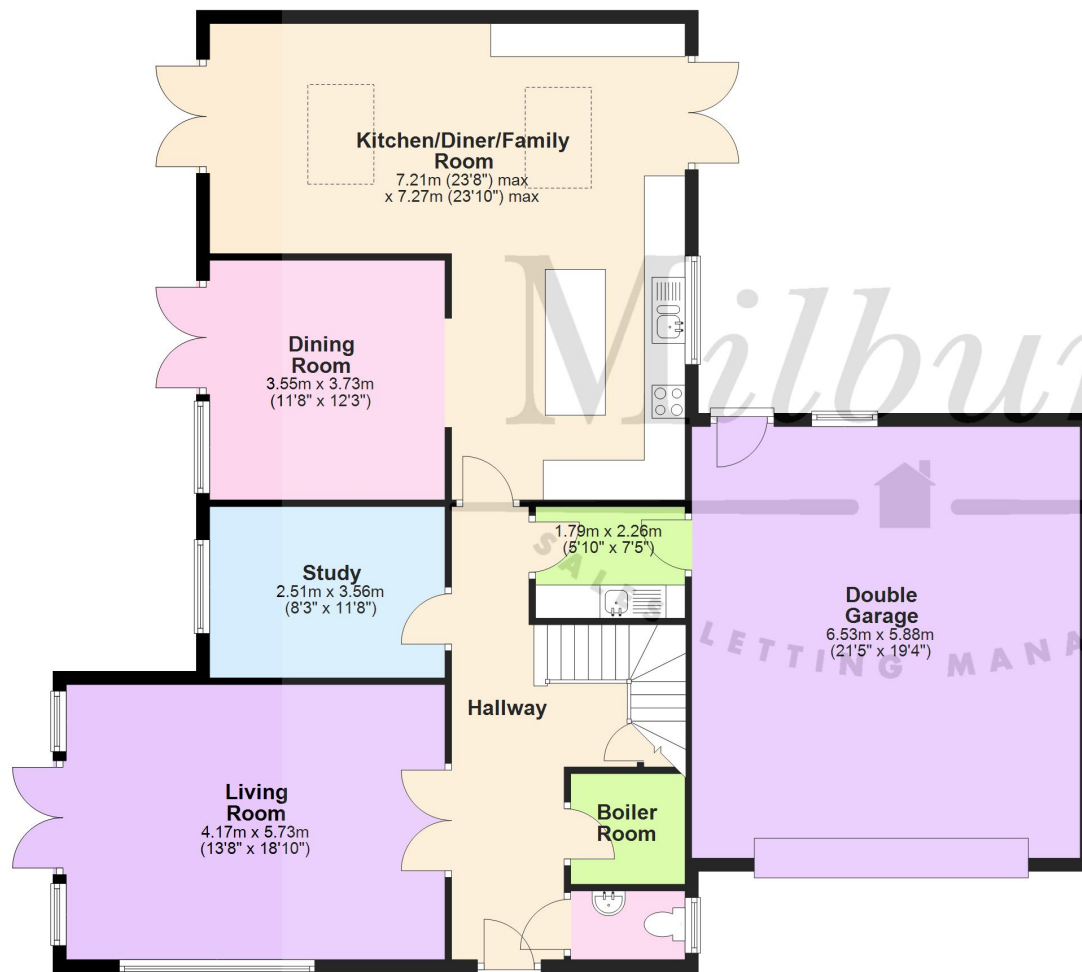


Kingley House, Goose Green, Yate, South Gloucestershire BS37 5BJ

£785,000

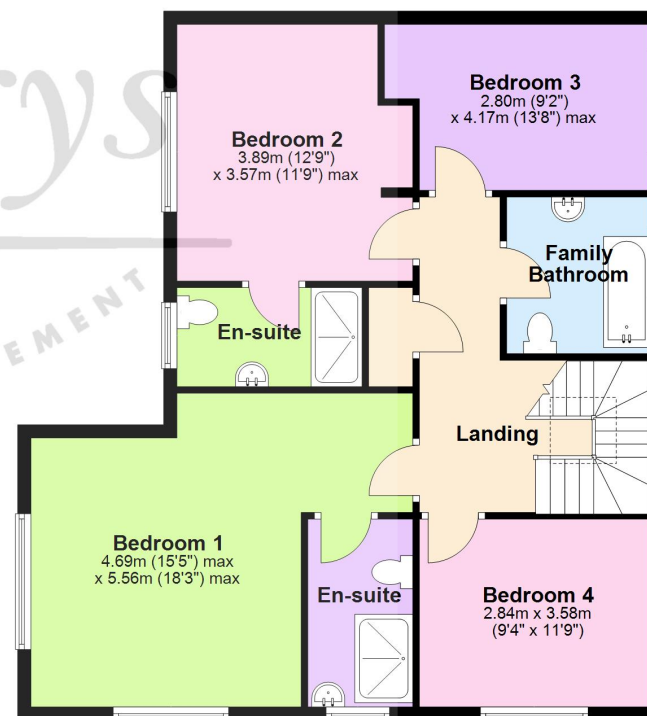
Ground Floor

Approx. 149.8 sq. metres (1612.4 sq. feet)



First Floor

Approx. 83.2 sq. metres (895.6 sq. feet)



Total area: approx. 233.0 sq. metres (2507.9 sq. feet)

For Illustrative Purposes Only. Not to Scale.
Plan produced using PlanUp.

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Located in a small and desirable development of just 3 individual modern houses, a restored Farmhouse and a Barn conversion, Kingley House is a superior detached home constructed at the end of 2023/start 2024 by a local developer. It is built on the grounds of what was the original Farmhouse of Goose Green, which still stands today and is now a beautiful neighbouring property. This unique family home offers circa 2500sq ft of wonderfully light and spacious accommodation spanning over two floors plus double garaging with electric doors. It boasts a large welcoming hallway with access to a sizeable living room, study, downstairs cloakroom, stunning kitchen/diner/family room and a separate dining room. Upstairs are four double bedrooms, two with ensuite shower rooms plus there is a lovely family bathroom. The kitchen area is the hub of the home with central island, integrated appliances and lots of living space for the family to enjoy. This property is really one of a kind in the area and has the added benefit of being close to good local schools, all the amenities of Yate Town Centre and the delights of Chipping Sodbury High Street. There is no onward chain with this individual and exciting home!

Situation

Goose Green is found in the old historic part of Yate, which was the village green where goose fairs used to take place hundreds of years ago. The town of Yate is located approximately 5.8 miles from the M4 Junction 18 and 11.3 miles from the centre of Bristol. It has a train station with main line connections, a refurbished leisure centre, retail park including cinema and restaurants and a large shopping centre which caters for all needs. From Yate there is easy access to Chipping Sodbury with its historic High Street dating back to the 12th Century. Chipping Sodbury offers a wide and eclectic range of shops and established businesses and a Waitrose store which has been built in the centre of the town. There is a selection of both Primary and Secondary Schooling in the Yate area of good reputation plus there is the open green spaces of Westerleigh Common. Chipping Sodbury also offers country walks on its own common which neighbours the golf course, rugby and cricket club.

Property Highlights, Accommodation & Services

- Bespoke Build Constructed in 2023/24 in Small Select Development
- Circa 2500 Square Feet Including Double Garage
- Four Double Bedrooms
- Two Ensuite Shower Rooms
- Sought After Lovely Location Just Off Goose Green
- Individually Designed Fitted Kitchen With Quartz Worktops
- Three Reception Rooms Including Study
- Double Garage And Driveway Parking
- Gas Central Heating - Solar Panels Fitted - Underfloor Heating To Ground Floor
- Council Tax Band - F - South Gloucestershire Council

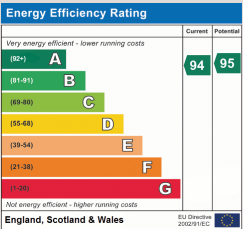
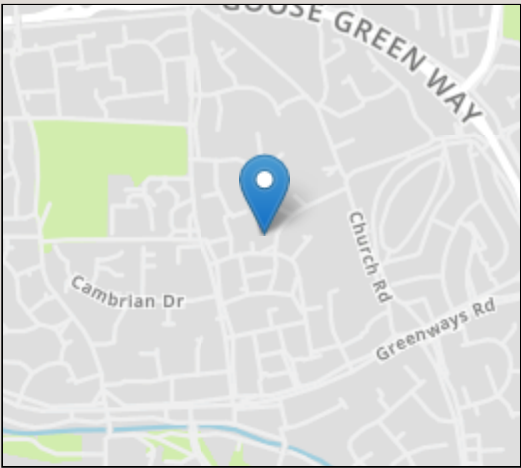
Directions

From Greenways Road in North Yate, turn onto Goose Green. Take the turning on the left just prior to the sharp bend in the road, follow down to the very end where the road narrows and Kingley House is directly in front of you, its driveway being on your right.

Local Authority & Council Tax - South Gloucestershire Council - 01454 868686 - Tax Band F

Tenure - Freehold

Contact & Viewing - Email: mil_sodburysales@milburys.co.uk Tel: 01454 318338



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