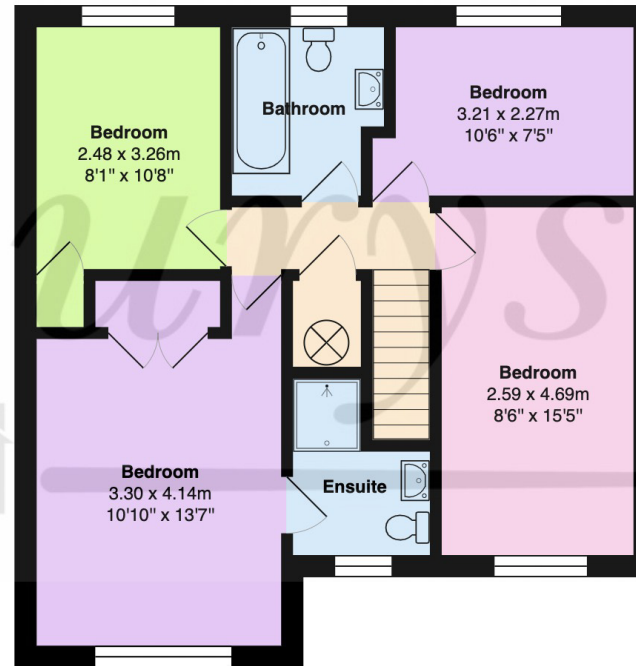


Ground Floor
Area: 72.0 m² ... 775 ft²



First Floor
Area: 61.4 m² ... 661 ft²

Total Area: 133.4 m² ... 1436 ft²

This plan is for illustrative purposes only and should only be used as such.
Not to scale.

9 Dowding Close, Chipping Sodbury, South Gloucestershire BS37 6BX

Rare to the market! Located in a small and desirable cul-de-sac, Dowding Close is a small modern development made up of just a handful of detached family homes and set back from St Johns Way by an attractive open green area. This attractive property greets you with a gravelled driveway to accommodate several vehicles so has good off street parking. Entering the property you will find a welcoming hall way, from here you have a living room to the front with a feature fireplace and then double doors which lead through to a separate dining room. Moving through the ground floor there is a neutral white kitchen with overlooks the rear garden, which connects to a handy utility room and then the downstairs WC. Completing the ground floor is a conservatory coming off from the dining room which enjoys views out to the rear garden. The first floor is very spacious and offers ample living space. A fantastic size master bedroom with an ensuite shower room, then 3 further double bedrooms and a white family bathroom. Outside there is side pedestrian door giving access to a single garage (where the boiler is found). The rear garden is of a manageable size, enclosed and south facing. It is made private by a screen of greenery and laid to lawn and patio. A lovely family home in a sought after cul-de-sac in the heart of Chipping Sodbury!

Situation

The historic market town of Chipping Sodbury sits just below the Cotswold Escarpment and has excellent road links to the A46, the M4 (Junction 18 is approx. 4.9 miles away) Bristol and Bath. Likewise, the M5 Junction 14 in Falfield is easily accessible going via nearby Wickwar, whilst the Yate train station (approx. 1.9 miles away) provides a direct link for commuters into Bristol. The picturesque High Street dates back to the 12th Century and offers a wide and eclectic range of shops and established businesses which support the town and attract visitors. There is a selection of both Primary and Secondary Schooling in the area of good reputation plus Chipping Sodbury offers many nearby country walks (the Frome Valley Walkway and the Cotswold Way to name but a few), a lovely common, golf course, cricket, rugby, football and tennis clubs. The centrally located Waitrose store offers excellent parking and a cafeteria.

Property Highlights, Accommodation & Services

- Desirable Cul-De-Sac • Walking Distance to Chipping Sodbury High Street, Sporting Facilities, the Common and Waitrose Store
- Detached Family Home • 4 Good Size Bedrooms • Ensuite and Family Bathroom • Conservatory
- Utility Room and Downstairs WC • Ample Driveway Parking • Single Garage
- Council Tax Band - E - South Gloucestershire Council

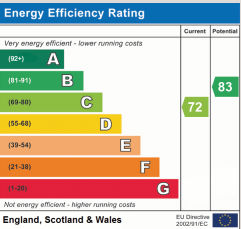
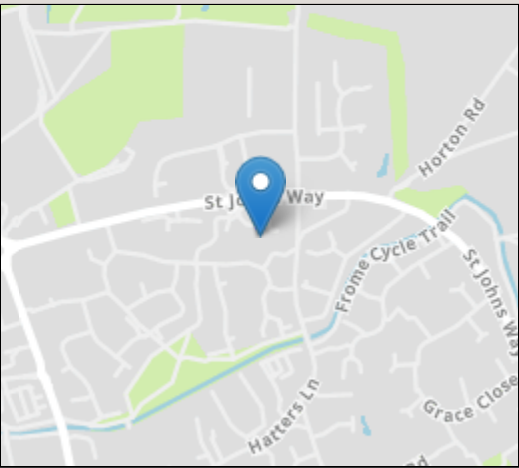
Directions

From St Johns Way by the tennis club and sports fields, turn into Dowding Close by the open green. Continue into the cul-de-sac where number 7 will be found on the right hand side.

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

Tenure - Freehold

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



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