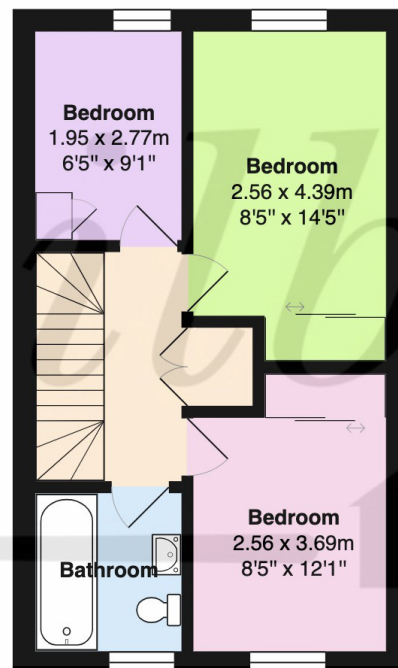
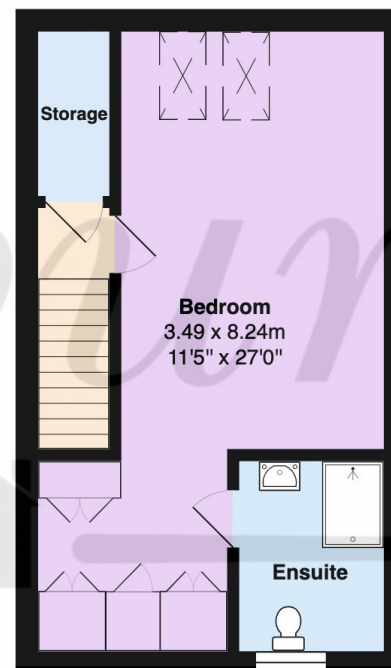


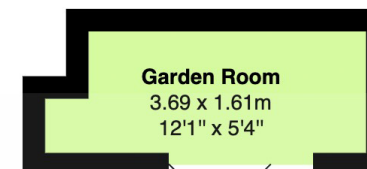
**Ground Floor**  
Area: 42.5 m<sup>2</sup> ... 458 ft<sup>2</sup>



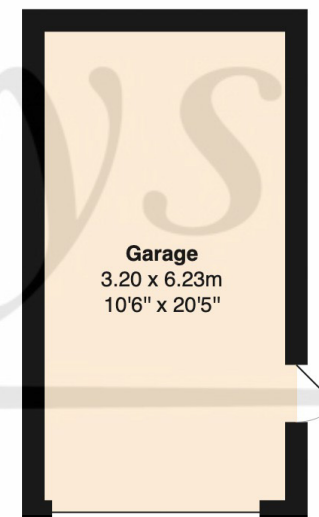
**First Floor**  
Area: 38.5 m<sup>2</sup> ... 414 ft<sup>2</sup>



**Second Floor**  
Area: 37.9 m<sup>2</sup> ... 408 ft<sup>2</sup>



Area: 6.4 m<sup>2</sup> ... 69 ft<sup>2</sup>



Area: 19.9 m<sup>2</sup> ... 215 ft<sup>2</sup>

**Total Area: 145.2 m<sup>2</sup> ... 1563 ft<sup>2</sup>**

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



# 15 Clayhill Drive, Yate, South Gloucestershire BS37 7DA

Milburys are delighted to present this fantastic Ex-Show Home. Built in 2015 by Barrett Homes, this sizable townhouse is located on the outskirts of Autumn Brook, just minutes drive from either Chipping Sodbury High Street or Yate Town Centre. Arriving at the property you will find a large tandem driveway with parking for two cars and then access to an oversized single garage. The ground floor offers a welcoming entrance hall, a guest WC and a modern kitchen/breakfast room to the front. Then to the rear, a lovely light and bright lounge/diner boasts a sunny outlook to the garden via a large dropped bay window with French doors. The first floor then offers 3 good size bedrooms (all with fitted wardrobes) and a modern family bathroom. Moving to the top floor, you will find a huge master bedroom complete with a dressing area and ample fitted wardrobes, then a lovely ensuite shower room. Outside, the owners have installed a fantastic garden room/cabin with bi-folding doors and a bar area which makes a superb additional living space to enjoy! The garden is laid to patio for low maintenance and also has pedestrian access into the garage.

## Situation

Autumn Brook is an extension to the existing Brimsham Park development and is a modern suburb found in North Yate, located approximately 5.8 miles from the M4 Junction 18 and 11.3 miles from the centre of Bristol. It has a secondary school, skate park, public houses and some local shops including a Tesco Express. Central Yate 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 the nearby market town of Chipping Sodbury which has an historic High Street dating back to the 12th Century. Chipping Sodbury also offers a range of shops and businesses and more recently a Waitrose store. There is a selection of both Primary and Secondary Schooling in the area of good reputation.

## Property Highlights, Accommodation & Services

- Built in 2015 by Barrett Homes
- Ex Show Home
- Overlooking Attractive Open Green Space
- Semi Detached
- 4 Bedrooms
- Large Master Bedroom with Ensuite and Dressing Area
- Kitchen/Breakfast Room
- Fantastic Garden Room
- Oversized Garage and Driveway Parking
- Council Tax Band D - South Gloucestershire Council

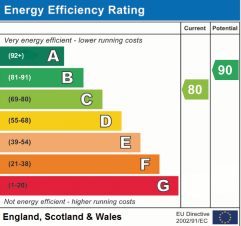
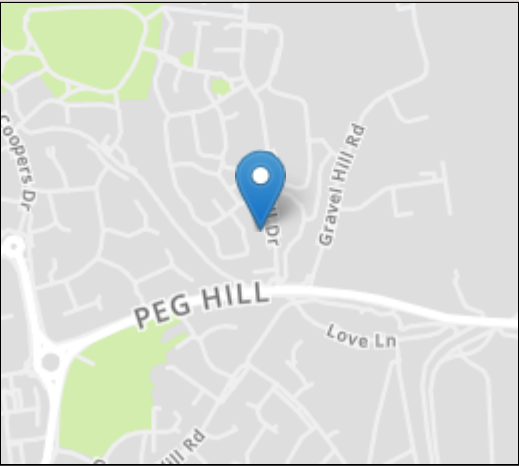
## Directions

Travelling along the Wickwar Road, turn onto Pegg Hill, then take the 3rd turning on the right into Clayhill Drive. No.15 is found on the left hand side.

**Local Authority & Council Tax** - South Gloucestershire Council - 01454 868686 - Tax Band D

**Tenure** - Freehold

**Contact & Viewing** - Email: [mil\\_sodburysales@milburys.co.uk](mailto:mil_sodburysales@milburys.co.uk) Tel: 01454 318338



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