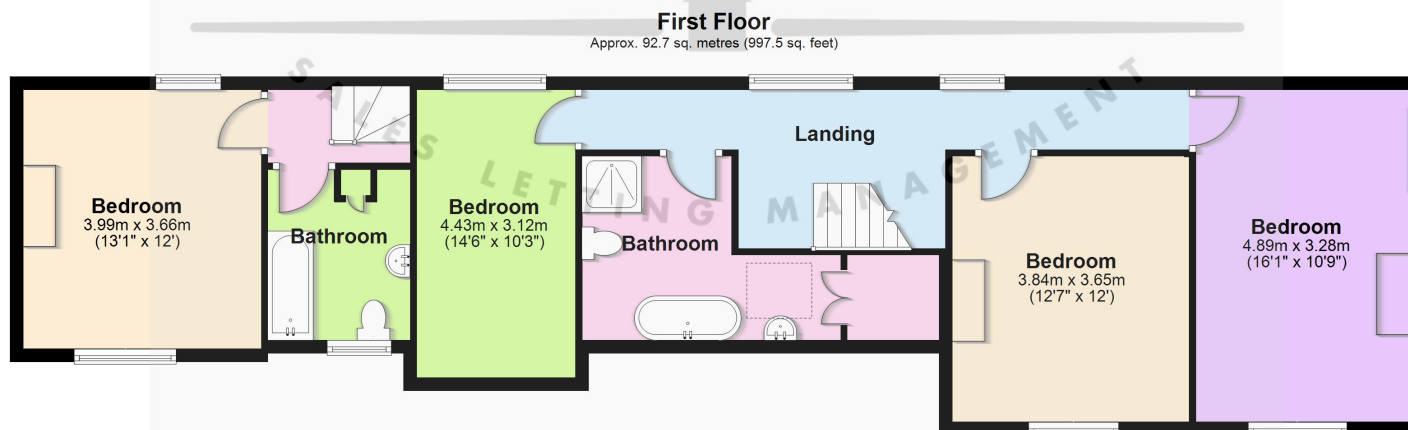
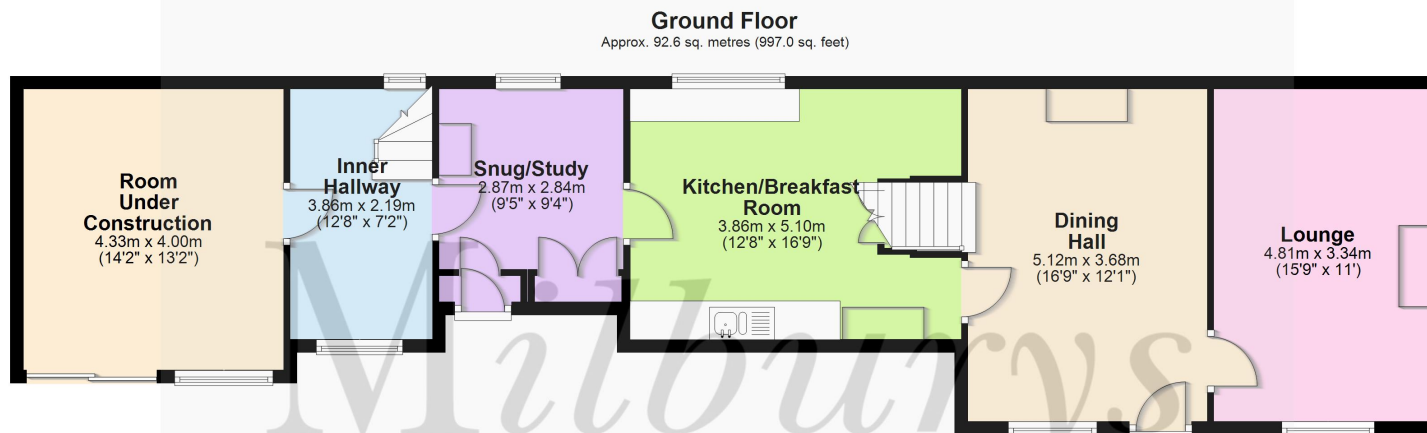


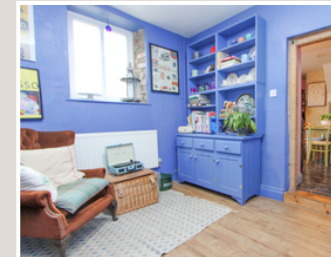


65 The Long House, Horse Street, Chipping Sodbury, South Gloucestershire, BS37 6DA £489,950



Total area: approx. 185.3 sq. metres (1994.5 sq. feet)

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



# 65 The Long House, Horse Street, Chipping Sodbury, South Gloucestershire BS37 6DA

Named 'The Long House', this deceptively spacious attached family home is true to its name, stretching way further back than you realise and offering nearly 2,000 square feet of versatile living space. This delightful period property is bursting with character and original features including fireplaces. Entering the property through a private pretty gated courtyard (shared with one other) the ground floor comprises of a large entrance hall that is used as a dining space which then leads into a formal living room with feature fireplace and log burner. Then onto the kitchen/diner which leads into a small snug which opens to an inner hallway. From here you have stairs to the first floor in the rear part of the cottage, plus access to a superb workshop/storage room which is ripe for developing into a good size room overlooking the garden. The rear staircase takes you to a large double bedroom and generous bathroom (so ideal for an annexe set up) whilst from the main staircase which leads off from the dining reception, you access a further 3 large bedrooms and a good size family bathroom with roll top bath. Outside, to the rear of the property the garden leads down to a garden shed and seating area, plus there is an opportunity to complete a stone built garden room if desired.

## 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

- Large Period Property
- 4 Generous Bedrooms
- 2 Bathrooms
- Scope for Further Improvements
- 3/4 Reception Rooms
- Kitchen/Diner
- Enclosed Rear Garden
- Character and Period Features
- Flexible Layout with Annexe Opportunity
- Council Tax Band - E - South Gloucestershire Council

## Directions

Leaving Chipping Sodbury High Street and heading towards the War Memorial, follow the road around to the right and this turns into Horse Street. Continue on this road and you will find The Long House (No. 65) on the left hand side, just after the Local Vets and opposite Mead Road.

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

**Tenure** - Freehold

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	2002/91/EC

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