





Ground Floor
Area: 71.2 m² ... 766 ft²

First Floor
Area: 34.4 m² ... 370 ft²

Total Area: 105.6 m² ... 1136 ft²

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



6 Jenner Close, Chipping Sodbury, Sodbury Gloucestershire BS37 6NL

Set in a popular spot just off of St Johns Way, Jenner Close is within walking distance to all the amenities found in the High Street and just a stones throw to countryside walks along Chipping Sodbury Common and the nearby Cotswold Way. This extended detached home enjoys a generous plot which provides a large front driveway and wrap around front garden. Entering the property, there is a hallway with built-in storage, then you will find a generous bay fronted living room which then leads into a STUNNING kitchen/diner/family room. This elegant space is filled with natural light and benefits from direct access out to the rear garden. The ground floor accommodation continues through to a utility room/WC and then another reception room (formally the garage) which makes for an ideal office or playroom. The first floor provides two double bedrooms with built in wardrobes, a single bedroom and a modern family bathroom. Outside the rear comes with an enclosed garden laid to lawn and patio. Additional benefits include a re-felted and battened roof which was done in 2025, plus double glazing which was installed in 2022.

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

- Beautifully Presented Throughout
- Walking Distance to Chipping Sodbury High Street and Waitrose
- Close To Local Primary And Secondary Schools
- Countryside Surrounds
- Cul-de-Sac Location
- 3 Bedrooms
- Extended Kitchen/Diner
- Converted Garage Offering Additional Living Space
- Ample Driveway Parking
- Council Tax Band D - South Gloucestershire Council

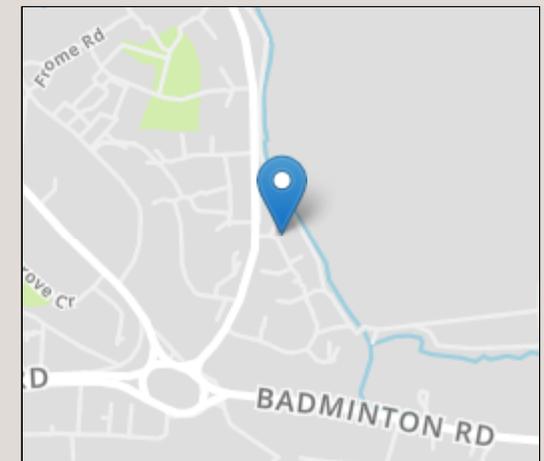
Directions

Leaving Chipping Sodbury High Street via Horse Street, continue until you reach a large roundabout, take the first exit onto St Johns Way. Then take the 2nd turning on your right into Jenner Close. No.6 is in the first cul-de-sac on the left.

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

Tenure - Freehold

Contact & Viewing - Email: mil_sodburysales@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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	64

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