

The Beechings, Badminton Road, Old Sodbury, South Gloucestershire

BS37 6LR

A beautiful, individually designed property located on the outskirts of Chipping Sodbury with a semi-rural setting and country walks on its doorstep. This fabulous 'one off' barn style home was constructed in 2015 and built from locally sourced Cotswold stone plus has fantastic timber features throughout with green oak beams, cedar clad exterior and seasoned oak windows. Stepping inside you are met by a superb open plan double height hallway with a feature open galleried landing above. The accommodation flows beautifully with a spacious open plan family room leading into the dining area and kitchen. A second large reception room acts as a sitting room combining a formal dining space. Upstairs there are four delightful bedrooms, two ensuites and a family bathroom. The South facing garden has a variety of seating and planting areas plus there is a timber constructed summerhouse which makes an ideal home office, gym or just somewhere to escape with your G&T! Being elevated above the railway there are fantastic rural views to the rear. Further benefits include a bespoke Kutschenhaus Nobilia German kitchen fitted circa 3 years ago with quartz tops and central island, plus an air source heat pump was fitted in 2021. A truly fantastic, unique home with bags of character and natural light!

Situation

Situated between (and walking distance to both) the bustling market town of Chipping Sodbury and the lovely semi-rural village of Old Sodbury, this family home also has easy access to the A46 which leads to the M4 Junction 18 (approx. 3 miles) so both Bristol and Bath are within commuting distance. A short drive will also take you to Westonbirt Arboretum and the market town of Tetbury. There are several attractive countryside walks in the immediate area which include the Cotswold Way and the Frome Valley Walk. The village of Old Sodbury has a C.O.E Primary School plus a private nursery, a village hall, a public house, Church, petrol station and Hotel accommodation. Chipping Sodbury has a busy vibrant High Street with a variety of shops and businesses, a lovely protected common, Waitrose store, golf course and good sport facilities. There is also a large and comprehensive shopping centre in neighbouring Yate, plus there are several primary schools and secondary schools.

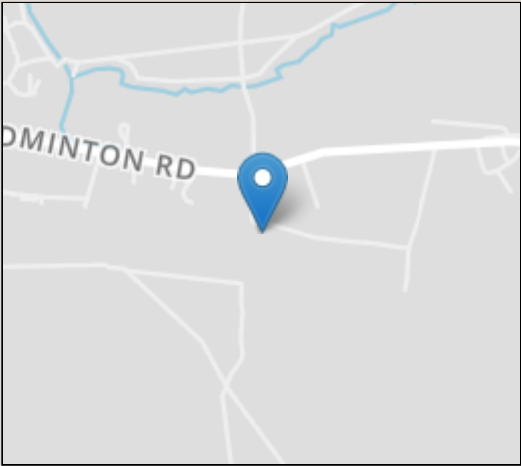
Property Highlights, Accommodation & Services

- Stunning Individual Home
- 4 Double Bedrooms and 3 Bathrooms
- Semi Rural Views
- Open-Plan Contemporary Style
- Beautiful Oak Beams and Double Height Glazed Entrance
- Attractive Rear Garden with Summer House
- Built in 2015
- 3 Year Old German Bespoke Fitted Kitchen
- Air Source Heat Pump installed in 2021 with Underfloor Heating
- Council Tax Band - F - South Gloucestershire Council

Directions

Leaving Chipping Sodbury and heading towards Old Sodbury on the Badminton Road, continue past the Bell Inn on your right, then take the turning that crosses the common - also on your right. Follow the private lane around the sharp left bend and The Beechings will be on your right hand side.

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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