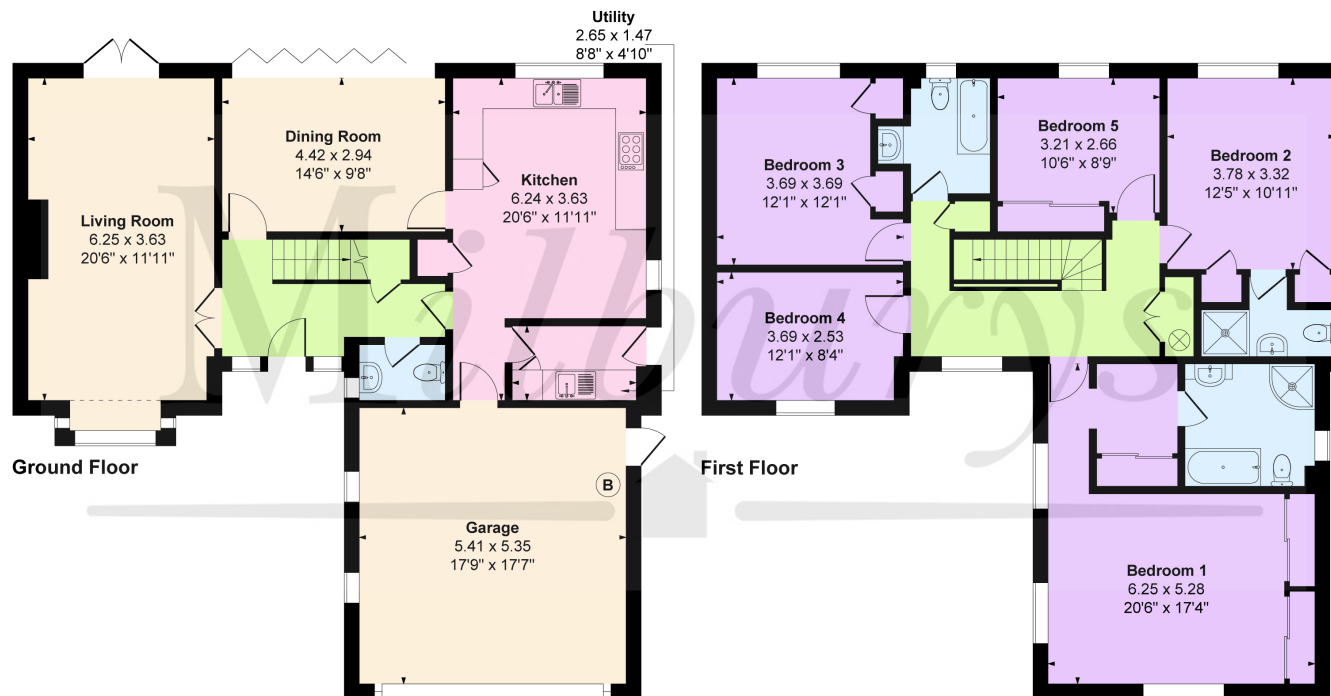




Approximate Gross Internal Area
 Total = 210 sq m (2258 sq ft)
 Main House = 181 sq m (1948 sq ft)
 Garage = 29 sq m (310 sq ft)



© Meyer Energy Ltd 2025. Drawn to RICS guidelines. Not drawn to scale.
 Plan is for illustration purposes only. All features, door openings, and window locations are approximate.
 All measurements and areas are approximate and should not be relied on as a statement of fact.



3 Barnhill Close, Yate, South Gloucestershire BS37 7RQ

Rare to the market and offered for sale with NO ONWARD CHAIN! We are excited to present this substantial family home. Set in a popular spot in North Yate, Barnhill Close is a small cul-de-sac made up of just 3 executive detached houses. This attractive property is set over two floors and boasts a private and mature garden. The ground floor offers a welcoming entrance hall with downstairs guest cloakroom, onto double doors that lead you into a good size living room with dual aspect and a feature 'John Bain' fireplace. You will also find a light and bright dining room that soaks up the garden views via bi-folding doors. There is a pleasant kitchen/breakfast room with modern units, this then leads to a handy utility room with side access to the rear garden. There is also a pedestrian door from the kitchen that takes you into a double garage which has an electric sectional door, plus side pedestrian door. The first floor is made up of 5 bedrooms, the master bedroom being superb in size with multiple wardrobes, a dressing area and then a large ensuite bathroom. Bedroom 2 also has an ensuite shower room, plus there is a family bathroom and a large galleried landing. Externally the house comes with a lawned front garden and double driveway, then to the rear a wrap-around garden offering privacy and a treelined back drop. There is also a patio area with electric awning, mature shrubs and planting. A short stroll from the property takes you into The Ridge Woods which winds its way into Chipping Sodbury and the local Waitrose store. A delightful family home for the growing family!

Situation

The town of Yate is located approximately 5.8 miles from the M4 Junction 18 and 11.3 miles from the centre of Bristol, so excellent for commuting. It has a train station with main line connections to Bristol Parkway and Temple Meads, a refurbished leisure centre, retail park, 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 with its historic High Street dating back to the 12th Century. Chipping Sodbury offers a wide and eclectic range of shops and businesses plus a Waitrose store which is found in the centre of the town. There is a selection of both Primary and Secondary Schooling in the Yate area of good reputation plus there are the open green spaces on Westerleigh Common. Chipping Sodbury also offers country walks on its own common which neighbours the golf course, rugby, tennis and cricket club.

Property Highlights, Accommodation & Services

- NO ONWARD CHAIN! • Large Detached Family Home • 5 Good Size Bedrooms • Double Garage • 2 Reception Rooms
- Kitchen/Breakfast Room • Utility Room & Cloackroom • 2 Ensuite Bathrooms and a Family Bathroom • Private Wrap-Around Garden
- Council Tax Band - F - South Gloucestershire Council

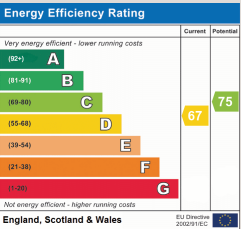
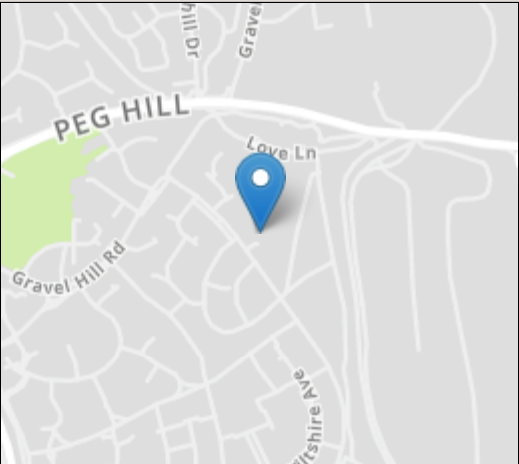
Directions

Leaving Yate Town Centre head onto Church Road, continue pass the traffic lights to the end and take a right at the mini-roundabout onto Greenways Road. Follow this around until you see Barnhill Close on the right hand side.

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

Tenure - Freehold

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



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