



74 Barkers Mead, Brimsham Park, Yate, Bristol BS37 7LF

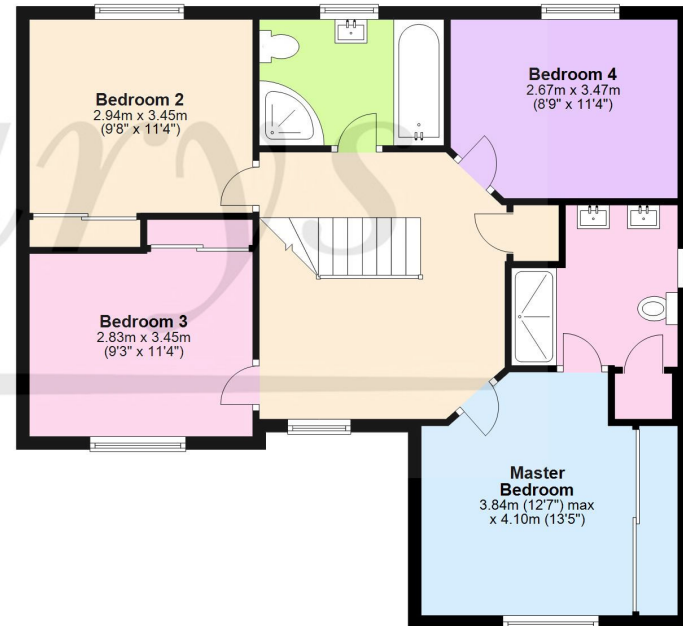
£700,000



**Ground Floor**  
Approx. 144.4 sq. metres (1554.7 sq. feet)



**First Floor**  
Approx. 76.0 sq. metres (818.1 sq. feet)



Total area: approx. 220.4 sq. metres (2372.7 sq. feet)

This plan is for illustrative purposes only. Whilst every care has been taken to ensure the accuracy of the floor plan, measurements, door/window positions and rooms are approximate and no responsibility is taken for any error. Plan produced using PlanUp.

# 74 Barkers Mead, Brimsham Park, Yate, Bristol BS37 7LF

Built by Taylor Woodrow in the 1990's, this handsome house is one of the largest designs on the Brimsham Park Development. The property is beautifully presented throughout and the owners have built a superb extension to the rear making it a fantastic family home indeed. To the front you will find a large garden laid to lawn and a double driveway leading to the double garage which has electric roller doors. Moving into the property, the ground floor offers fantastic proportions with a generous entrance hall, dual aspect living room, a UPVC conservatory overlooking the garden, a separate formal dining room, a good size study/playroom, downstairs WC and a handy utility room with internal access into the double garage. The showstopper is the huge kitchen/dining/family room, a sizable extension which really is the hub of the home with a large central island, vaulted ceiling and bi-folding door enjoying views out to the rear. Built with high-end integrated appliances, granite work tops and underfloor heating this really is a beautiful room to enjoy cooking, dining and entertaining in. The first floor will be sure to impress with a large galleried landing leading to 4 large double bedrooms and a refitted family bathroom. The master bedroom has fitted wardrobes and a large refitted ensuite, with Jack and Jill basins and a walk-in double shower. The rear garden has been landscaped and provides an attractive dining area, lawn and well stocked flower beds.

## Situation

Brimsham Park is a popular development in North Yate. Built in the 1990's and located 1.4 miles (approx. 3 minutes drive) north of Chipping Sodbury High Street. It is approximately 6 miles from the M4 Junction 18 and 12 miles from the centre of Bristol. 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. Nearby Chipping Sodbury is just minutes drive away and offers a wide and eclectic range of shops and established businesses plus has a central Waitrose store in the centre of this pretty market town. There is a selection of both Primary and Secondary Schooling in the area of good reputation plus Chipping Sodbury offers country walks on its lovely common which neighbours the golf course and cricket club.

## Property Highlights, Accommodation & Services

- Large Executive Detached Family Home
- Beautifully Extended with Superb Kitchen Family Room
- Galleried Landing with 4 Double Bedrooms
- 3 Reception Rooms
- Study and Utility Room
- Conservatory Overlooking Garden
- Refitted Bathroom and Ensuite
- Double Garage and Driveway
- Landscaped Garden With Pretty Borders, Laid Mainly To Lawn And Patio Area
- Council Tax Band - F - South Gloucestershire Council

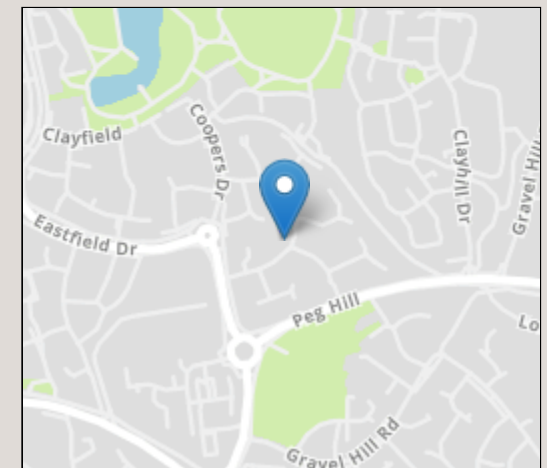
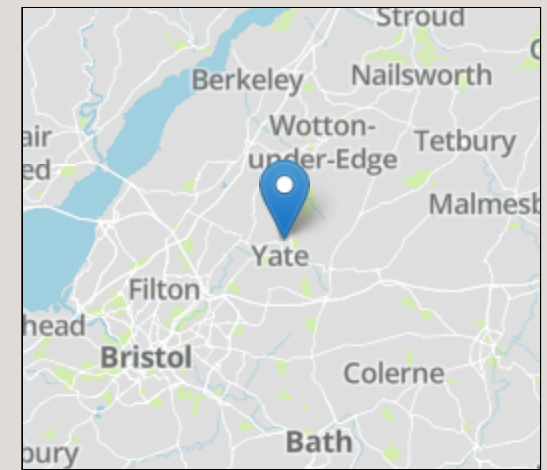
## Directions

From the centre of Brimsham Park, by the local shops, Eastfield Drive continue into Coopers Drive. Take the second turning into Barkers Mead on your right and follow the road where you will see No 74 on your left hand side.

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

**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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	81

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