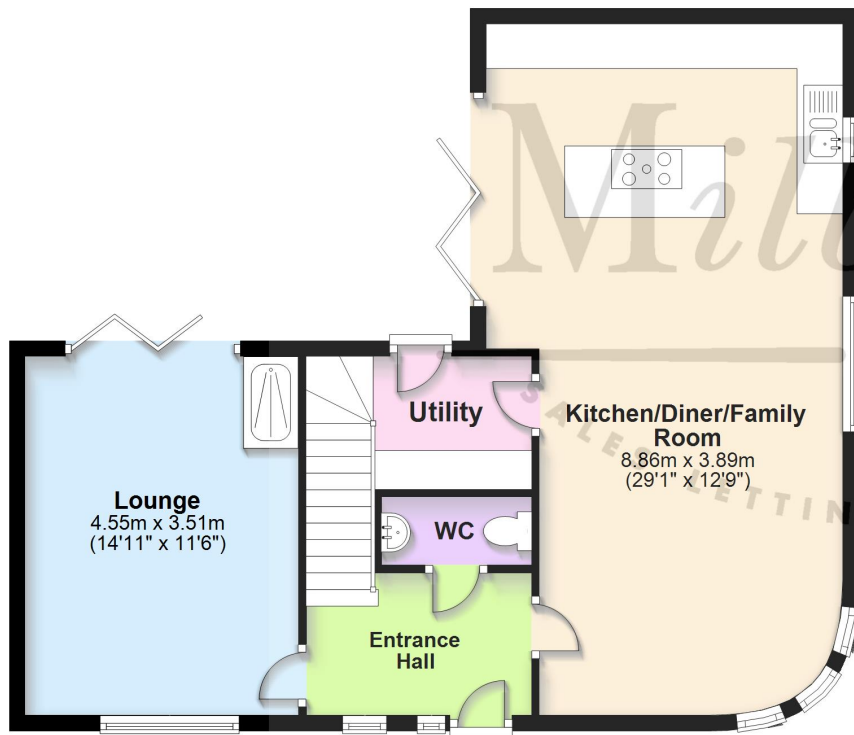




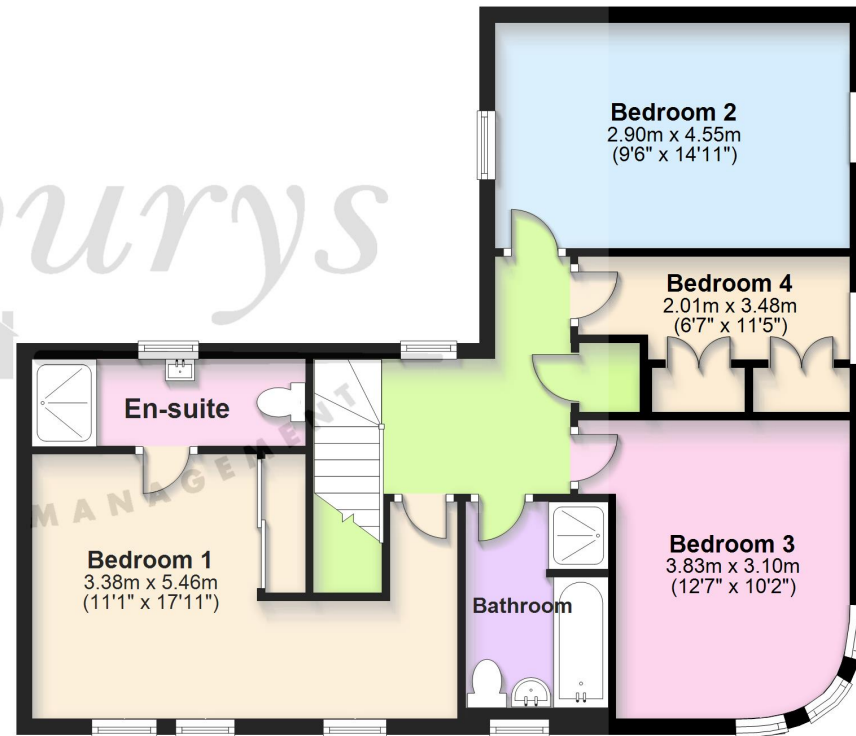
Ground Floor

Approx. 67.6 sq. metres (728.1 sq. feet)



First Floor

Approx. 67.8 sq. metres (730.1 sq. feet)



Total area: approx. 135.5 sq. metres (1458.2 sq. feet)

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

15 Barnhill Road Chipping Sodbury, South Gloucestershire BS37 6FQ

Offered for sale with NO ONWARD CHAIN! This immaculate attached family home is situated on the very sought after 'Six Penny Wood' development which is a small selection of individual homes. Built in 2019 this spacious four bedroom property has an architectural curved design to give it an eye catching, individual look for those wanting a home with style and panache. It is located just a short stroll to the nearby Waitrose and Chipping Sodbury High Street, whilst the other direction takes you to Jubilee Park and the picturesque Frome Valley river walkway. This unique design benefits a huge kitchen/diner/family room with bi-folding doors that lead straight out to the rear garden, plus wonderful upgrades such as quartz worktops, integrated appliances, built-in water softener, bespoke fitted shutters and hardwearing LVT flooring (Luxury Vinyl Flooring). The ground floor also provides a large entrance hall, downstairs WC, separate utility room and then a further living room with further bi-folding doors. The first floor brings good size double bedrooms, then a contemporary ensuite shower room and a family bathroom complete this beautiful property. Externally, there is a low maintenance rear garden which has been laid to attractive patio and has a small path leading to the off street parking and garden shed. Enclosed by attractive bespoke railings at the front, there are two small gardens which are well tended and full of roses and plants.

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

- No Onward Chain!
- Unique Architect Design
- Immaculate 'As-New' Finish Throughout
- 4 Bedroom Family Home
- Large Kitchen/Diner/Family Room with Bifold doors to garden
- Utility And Cloakroom
- Ensuite and Family Bathroom
- 2 Allocated Parking Spaces
- Walking Distance of Chipping Sodbury High Street and Waitrose
- Council Tax Band D - South Gloucestershire Council

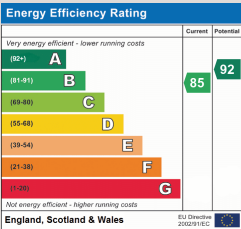
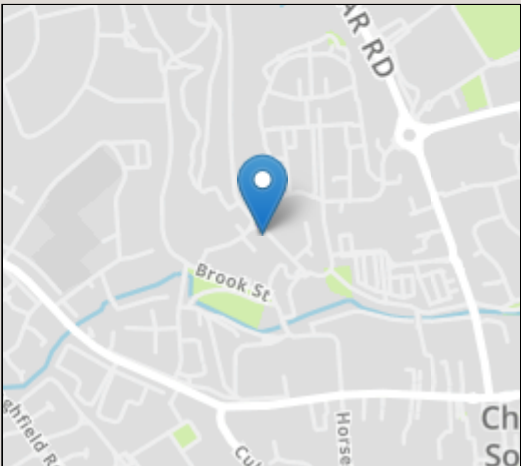
Directions

From the Chipping Sodbury High Street turn onto Wickwar Road, continue straight over the mini roundabout and take the first exit onto Drovers Way at the big roundabout. Follow to the end and when you see the left hand turning into Barnhill Road, number 15 Barnhill will be found directly ahead of you on the corner of Crassus Road.

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



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