



9 HATTERS LANE CHIPPING SODBURY

Exciting 3 bedroom cottage with a wow-factor conservatory opening to a lovely useable courtyard garden, complete with summer house and shed. So much more is on offer than first meets the eye, with spacious ground floor accommodation, all nicely tucked away from the hustle and bustle of the High Street.

Beautifully presented throughout, the original 1650s cottage incorporates kitchen and bathroom to the rear, a double size lounge, plus a wonderful light and airy conservatory dining room with stable door opening to enclosed courtyard garden. Nicely landscaped to create a sunny low-maintenance retreat, this garden is complete with summer house office, shed and dining area. Upstairs are three good sized bedrooms with attractive stripped and polished pine floorboards running throughout. Not so noticeably behind the scenes, various works carried out include replacement gas heating and electrical rewire, insulation, windows and more, but the magic is that the character has been preserved and enhanced. Viewing highly recommended.

£387,000



COUNTRY
PROPERTY

9 Hatters Lane, Chipping Sodbury, BS37 6AA

🌿 3 Bedroom Character 🌿 Period Cottage 🌿 Kitchen & Bathroom 🌿 Conservatory Dining Room 🌿 Landscaped Garden
🌿 Stone's Throw From High St 🌿 In Excellent Condition 🌿 Energy Efficiency Band D

Chipping Sodbury is a thriving historic market town dating back to the 1700s. Nowadays many social activities, clubs and organisations make their home here. It has a Waitrose supermarket and full range of artisan shops, a wide selection of local pubs and restaurants, an award winning bakery and butcher, and a Town Hall events venue. We have a Golf club, tennis, rugby, football and running clubs. Bristol and Bath = 14 miles. M4 J18 = 4 miles. M5 J14 = 8 miles. Yate rail station = 2 miles. Aztec West, Abbeywood and Cribbs Causeway = 7 miles.



GROUND FLOOR

Entrance Hallway Pine stripped doors and central heating radiator of the type found throughout.

Conservatory Dining Room 12' 8" x 9' 6" (3.86m x 2.90m) Stable door and wall of windows opening to the rear garden, archway 5'9" height opening to the kitchen. Glazed roof (reflective, self cleaning glass for comfort year-round), radiator, tiled floor extending into the kitchen.

Kitchen 8' 3" x 16' 1" (2.51m x 4.90m) Range of pine fronted base and wall cupboards under laminate work surfaces, and incorporating full height fridge/freezer, 1.5 bowl resin sink unit, spaces for washing machine and dishwasher, window to side, gas 4-ring hob cooker with extractor hood over and electric oven under, LED downlighters.

Bathroom 7' 9" x 7' 1" (2.36m x 2.16m) White suite comprising panelled bath with glazed screen and mixer taps over, shower mixer tap over, WC, wash basin in vanity cupboard unit, heated towel rail/radiator, extractor fan, obscured window to side.

Lounge 13' 0" average. x 20' 5" (3.96m average. x 6.22m) Two fireplaces, front one open, alcoves and cupboards, TV point, door to stairwell rising with cupboard under, interior window to the conservatory dining room, window to front.



FIRST FLOOR

Landing Beautiful pine strip exposed floorboards extending throughout the first floor, hatch to loft (insulated, no boarding).

Bedroom 1 11' 0" max. x 10' 0" (3.35m x 3.05m) Fireplace blanked off, window to front.

Bedroom 2 10' 3" average., x 10' 0" (3.12m x 3.05m) Aged leaded light window with stone mullions and window seat to rear, boiler cupboard incorporating Worcester gas combi boiler.

Bedroom 3 7' 7" x 9' 11" (2.31m x 3.02m) Window to front.

OUTSIDE

Enclosed Garden 13' 7" min. x 45' 11" (4.14m min. x 14.00m) Attractively landscaped with slate effect tiles, stone wall and fence enclosed, an attractive and useable space.

Summer House 9' 0" x 9' 0" (2.74m x 2.74m) less diagonal, French doors opening out, power and light connected, used as an office, timber with felted roof.

Shed 4' 5" x 13' 9" (1.35m x 4.19m) Brick walls under pantile roof, power and light connected, window and door.

FURTHER DETAILS

Directions From Chipping Sodbury High Street exit into Hatters Lane behind the war memorial. The property is your left hand side. Abundant free parking is available in the High Street nearby.

Tenure Freehold

Council Tax Band C

Services Mains gas, electricity, water and drainage. Virgin Media broadband connected. Mains gas Worcester wall mounted combi boiler.

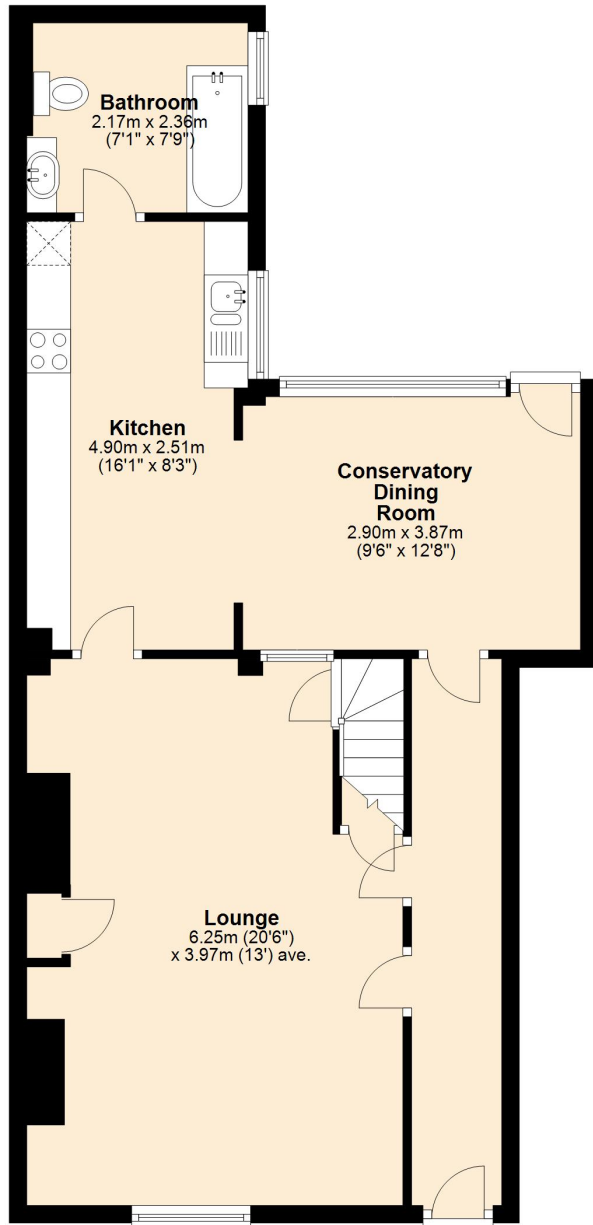


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		85
69-80	C		
55-68	D	59	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



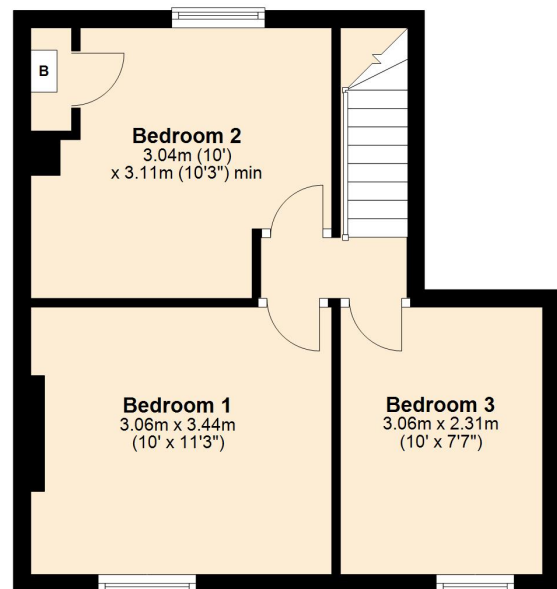
Ground Floor

Approx. 66.8 sq. metres (719.4 sq. feet)



First Floor

Approx. 31.4 sq. metres (338.5 sq. feet)



Total area: approx. 98.3 sq. metres (1057.8 sq. feet)

Sketch plan for illustrative purposes only
Plan produced using PlanUp.



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