

Milburys

SALES LETTING MANAGEMENT

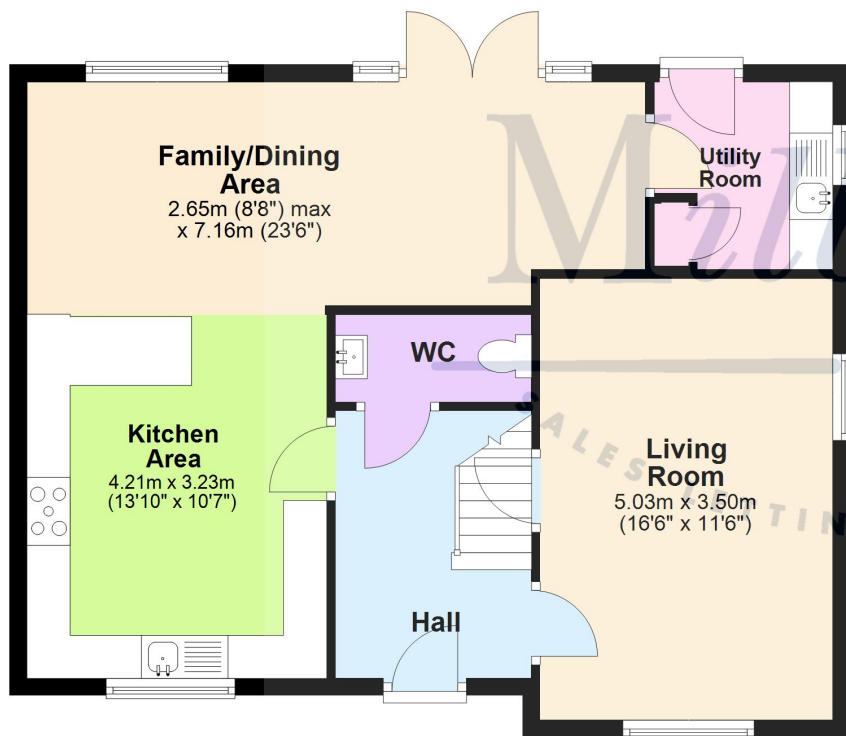


9 Church View, Chipping Sodbury, South Gloucestershire BS37 6FU

£650,000

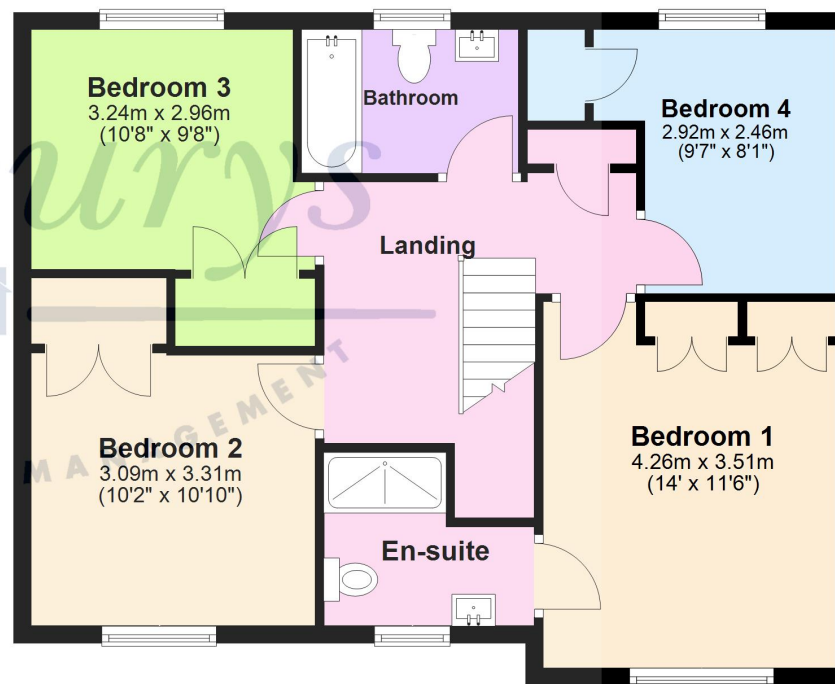
Ground Floor

Approx. 56.5 sq. metres (608.0 sq. feet)



First Floor

Approx. 63.4 sq. metres (682.9 sq. feet)



Total area: approx. 119.9 sq. metres (1290.9 sq. feet)

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

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Known as the 'Dyrham,' this immaculate modern family home is now available in a sought after Chipping Sodbury location. Built in 2022 by Cotswold Homes, Isabella Gardens is an attractive development just a few minutes walk to the Town Centre and High Street which is full of independent shops, eateries and local pubs. Approaching the property you will find a good size driveway with parking for up to 3 cars plus an electric car changing point. Once in the property, the ground floor offers a welcoming entrance hall, a cosy living room to the front with dual aspect windows, a downstairs cloakroom, then a superb kitchen/dining/family room that overlooks the attractive rear garden. The kitchen has French doors which lead into the garden and is well equipped with integrated appliances and a sociable breakfast bar. There is also a casual seating area plus a lovely formal dining area from where you access the utility room which has a door to the rear garden/patio area. The first floor boasts a stylish family bathroom and 4 double bedrooms that all come with built-in wardrobes. The main bedroom also comes with an ensuite shower room. Additional benefits include solar panels, double glazing and a single garage. Management Fees Apply.

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

- Built in 2022 By Cotswold Homes
- Generous Detached Family Home
- Walking Distance Of Chipping Sodbury High Street
- 4 Good Size Bedrooms all with Fitted Wardrobes
- Family Bathroom and Ensuite to Master
- Large Kitchen/Diner/Family Room
- Utility And Cloakroom
- South Facing Enclosed Rear Garden
- Outstanding EPC (A) with EV Charging Point and Solar Panels
- Council Tax Band - F - South Gloucestershire Council

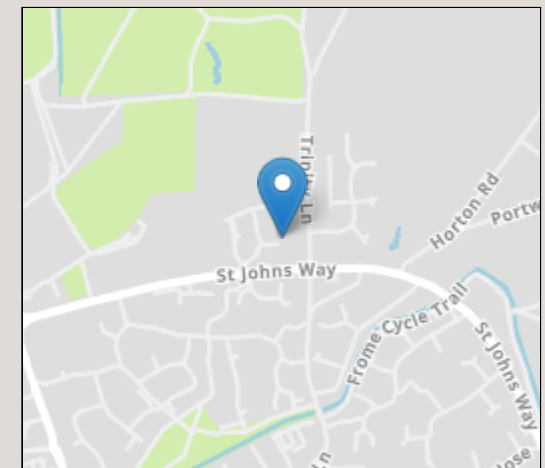
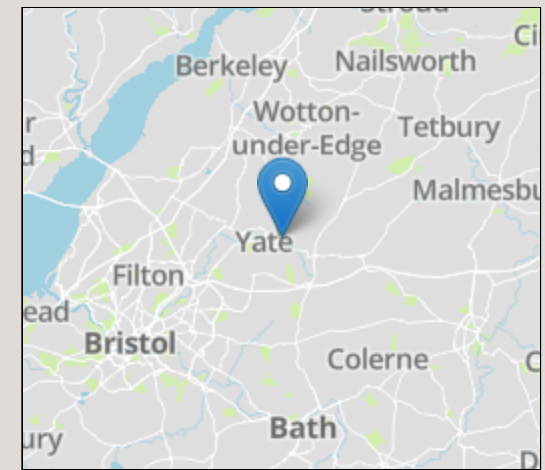
Directions

From St John's Way turn into Trinity Lane that leads up to Chipping Sodbury Gold Club. Take the first left into Church View where number 9 can be found on the left hand side.

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

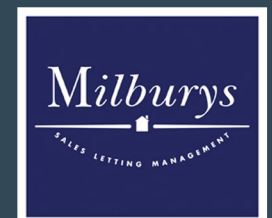
Tenure - Freehold

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	96	98
(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			

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