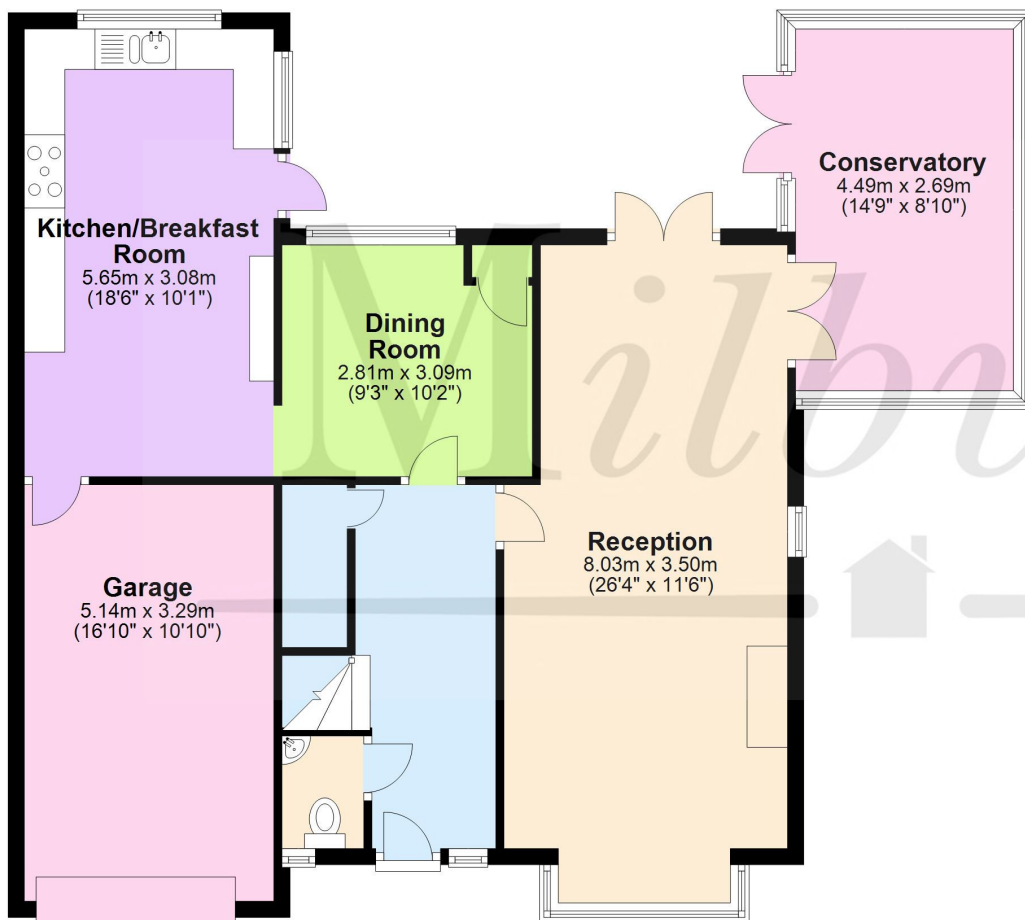




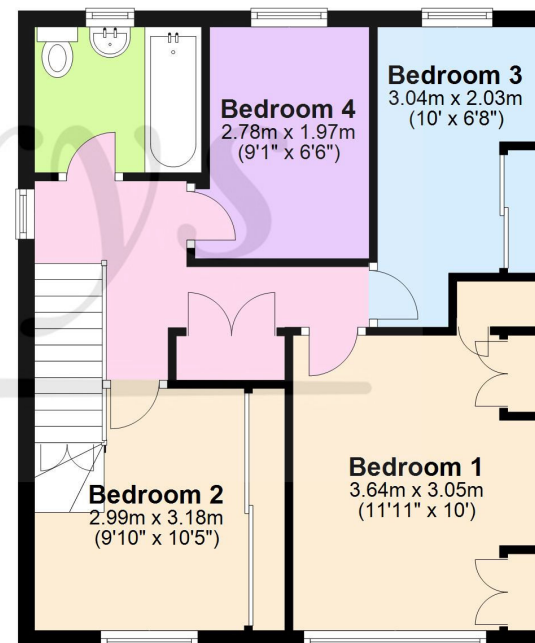
Ground Floor

Approx. 94.7 sq. metres (1019.0 sq. feet)



First Floor

Approx. 46.2 sq. metres (497.4 sq. feet)



Total area: approx. 140.9 sq. metres (1516.4 sq. feet)

For illustrative purposes only. Not to scale.
Plan produced using PlanUp.

8 Ridings Close, Chipping Sodbury, South Gloucestershire BS37 6NP

Offered for sale with NO ONWARD CHAIN! We are delighted to present this lovely detached property, set just off St Johns Way opposite the Common and open fields. Ridings Close is a very popular small cul-de-sac with just 19 houses and has a footpath to the town centre via a delightful open green park that lies directly behind the house. This attractive family home comes with ample driveway parking set in a private corner spot of the road. The ground floor provides a generous entrance hall, a handy downstairs cloakroom, then a large dual aspect living room with box bay window. This then leads into a conservatory. You will also find a formal dining area that now opens up into an extended kitchen which is fitted with white units and benefits views out to the rear garden. You will also find a pedestrian door into the single garage. The first floor offers 4 bedrooms and a family bathroom. Externally the rear garden is westerly facing, laid to patio and lawn with borders and hedges. The aspect enjoys great unspoilt views of the open rear fields and offers a great amount of privacy.

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
- Sought After Chipping Sodbury Estate
- Private Garden Backing Onto Open Fields
- 4 Bedroom Detached Property
- Extended Kitchen
- 3 Reception Areas
- Ample Driveway Parking
- Single Garage
- Gas Central Heating And Double Glazing
- Council Tax Band E - South Gloucestershire Council

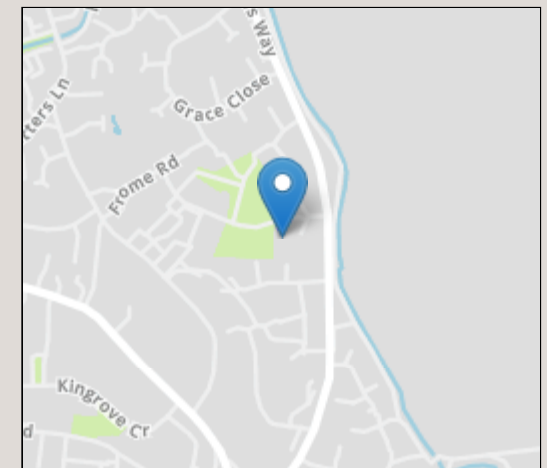
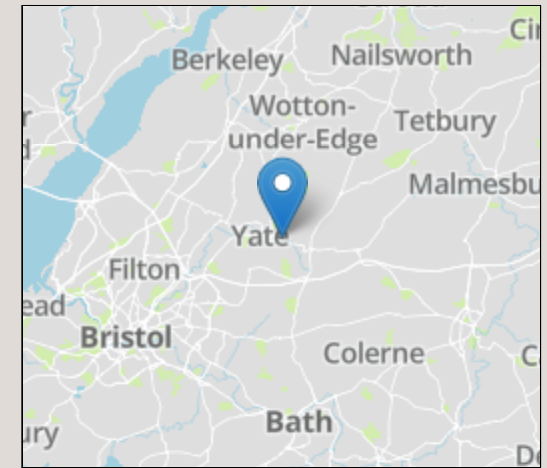
Directions

From Chipping Sodbury High Street turn onto Wickwar Road and go straight over the first mini roundabout. Then take the last exit at the next roundabout, turning onto St Johns Way. Ridings Close is the 9th turning on your right and number 8 can be found at the end of the cul-de-sac in the left hand corner.

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

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		
(81-91)	B		
(69-80)	C		78
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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