

Total area: approx. 94.4 sq. metres (1016.3 sq. feet)

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



4 Quarry Bank, Chipping Sodbury, South Gloucestershire BS37 6FJ

Offered for sale with NO ONWARD CHAIN! This beautifully presented four bedroom house was built in 2016 by Bloor Homes and has an enviable location, just a short walk to the High Street, Waitrose and the nearby 'Ridge Woods'. Link detached (to a neighbours garage on one side), this stylish property makes for a wonderful family home or a great local base for those looking to downsize. Tucked away from the main development, the front access to the house is a short stroll along a pathway whilst the access to the rear parking and garage are found just along the way. The single garage and parking spot are located at the end of the garden. On the ground floor there is a guest cloakroom, utility room and kitchen/dining room fitted with double doors leading into the lounge - ideal for open plan entertaining if wanted. The property is generous with natural light having French doors which invite you out to the rear garden. Upstairs has four bedrooms plus there is an ensuite shower room to the master and a good size family bathroom. Externally, the property boasts a good size garden which is laid to lawn and patio, with a good degree of privacy. From here you have direct access to the detached single garage and driveway parking. 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

- No Onward Chain ! • Built in 2016 by Bloor Homes • Stylish Detached Family Home • Sought After Chipping Sodbury Location
- Easy Walking Distance to Chipping Sodbury High Street and Waitrose • 4 Bedrooms • Kitchen/Diner Leading to Rear Garden
- Detached Oversized Garage with Parking • Generous Rear Garden • Council Tax Band D - South Gloucestershire Council

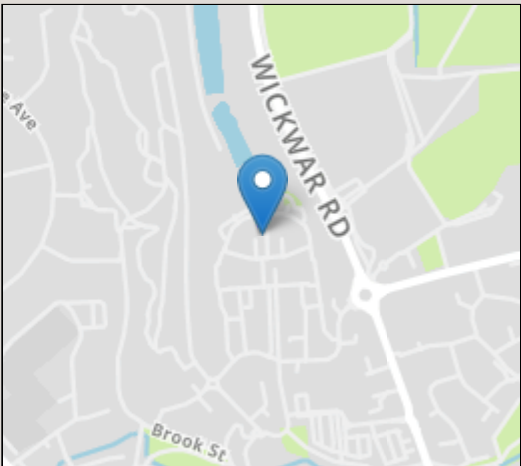
Directions

From Wickwar Road turn into Drovers Way and then take the second right into Weavers Way. At the end of this road you meet Quarry Bank where number 4 is found a short distance along a pedestrian pathway, which leads out onto Quarry Bank almost in front of you. (The parking and garage is found to the left of No.32 Quarry Bank).

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



Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92+) A	93
(81-91) B	
(69-80) C	82
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	

IMPORTANT NOTICE Milburys Estate Agents Ltd, their clients and any joint agents give notice that they have not tested any apparatus, equipment, fixtures, fittings, heating systems, drains or services and so cannot verify they are in working order or fit for their purpose. Interested parties are advised to obtain verification from their surveyor or relevant contractor. Statements pertaining to tenure are also given in good faith and should be verified by your legal representative. Digital images may, on occasion, include the use of a wide angle lens. Please ask if you have any queries about any of the images shown, prior to viewing. Where provided, floor plans are shown purely as an indication of layout. They are not scale drawings and should not be treated as such. Complete listings and full details of all our properties (both for sale and to let) are available at www.milburys.co.uk



