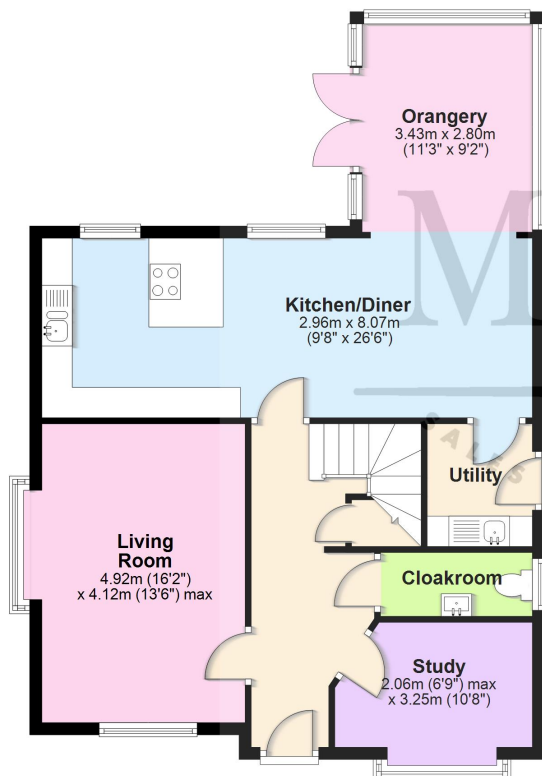




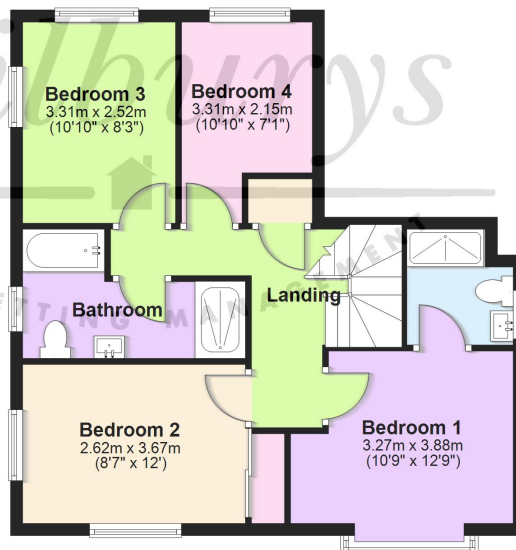
Ground Floor

Approx. 76.7 sq. metres (825.4 sq. feet)



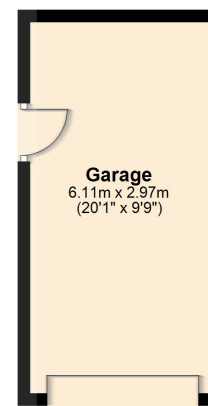
First Floor

Approx. 55.3 sq. metres (595.6 sq. feet)



Detached Single Garage

Approx. 18.2 sq. metres (195.4 sq. feet)



Total area: approx. 150.2 sq. metres (1616.5 sq. feet)

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



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

We are thrilled to offer this stunning family home in arguably one of the most sought after locations in Chipping Sodbury! Tucked away in an enviable position, number 12 is directly overlooking the former quarry with its striking views and woodland surrounds. This handsome detached property is also within easy walking distance to Chipping Sodbury High Street, Waitrose and all the local amenities. Built in 2017 by Bloor Homes, the property would suit any growing family and those who enjoy entertaining with the hub of the home being a fantastic modern kitchen/diner/family room; a superb open space which is a real show stopper having the addition of a beautiful orangery that floods the room with natural light. The ground floor also offers a separate lounge which fully encompasses the attractive outlook to the front, plus there is a study, downstairs cloakroom and a separate utility room. On the first floor there are four bedrooms plus an ensuite shower room and family bathroom. Externally you will find an oversized detached single garage and parking to the front for two cars, plus an extra hard standing to the left of the property that provides additional parking. To the rear there is a wonderful garden, designed and fully landscaped by the current owner. This vibrant outside space now comprises of two large patio areas, some raised beds and a low maintenance artificial lawn area. A must see property in a superb location! Estate 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

- Large Detached Family Home • Stunning Views Overlooking The Quarry • 4 Good Size Bedrooms • Wonderful Rear Garden
- Sizable Kitchen/Diner/Family Room • Stunning Orangery out to Rear Garden • Separate Study, Utility Room, Cloakroom
- Family Bathroom & En-Suite to Principal Bedroom • Garage & Driveway Parking
- Council Tax Band D - South Gloucestershire Council

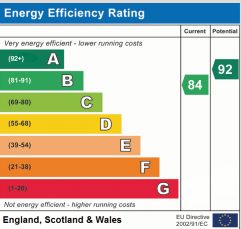
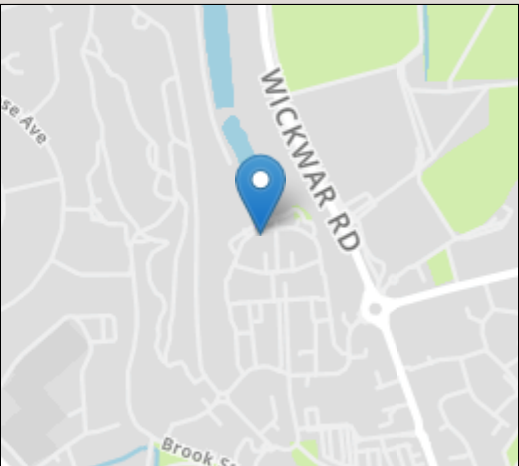
Directions

From Chipping Sodbury High Street head onto Wickwar Road and turn left at the 2nd roundabout onto Drovers Way. Follow for a short distance and then turn right onto Weavers Way and when you reach the end turn left onto Quarry Bank. Follow the road round and No.12 will be on your right hand side, overlooking the quarry and lake.

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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