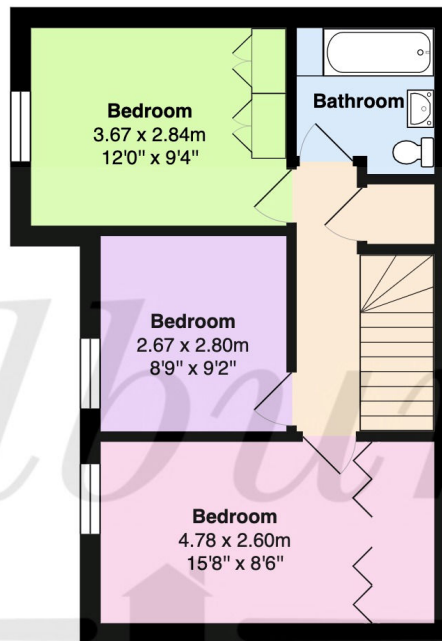
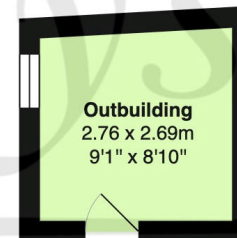


Ground Floor
Area: 49.4 m² ... 531 ft²



First Floor
Area: 43.7 m² ... 471 ft²



Outbuilding
Area: 7.4 m² ... 80 ft²

Total Area: 100.5 m² ... 1082 ft²

This plan is for illustrative purposes only and should only be used as such.
Not to scale.



6 Stone House Mews, High Street, Chipping Sodbury, South Gloucestershire BS37 6AH

Found in an exceptionally sought after central location, this detached hidden gem is set back from the hustle and bustle of the High Street in an attractive private mews of just 4 cottages. This charming and individual detached home was, we believe, once a stable to the main house fronting the historic High Street and converted circa 1991 into a lovely 3 bedroom home with its own private walled garden! The property enjoys all the convenience of the local amenities yet sits unassuming in a delightful spot and offered with NO ONWARD CHAIN! Entering the property you will find an entrance hall with a guest cloakroom, then a modernized kitchen/breakfast room with views and access out to the rear garden. Then a large lounge/dining room that offers an L-shape design to allow for a casual seating area and a formal dining space, plus from here French doors that lead into the rear garden. The first floor offers 2 double bedrooms, a third single bedroom plus a family bathroom. Outside the property comes with a beautiful and private walled garden, enclosed with mature planting and pretty borders, seating areas and a hidden side patio area with a small stone outbuilding - handy for tools or as a wood store. In addition to all this there is a parking space found in the communal parking area.

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

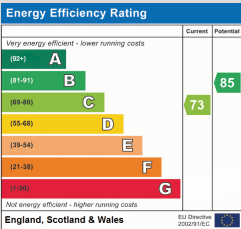
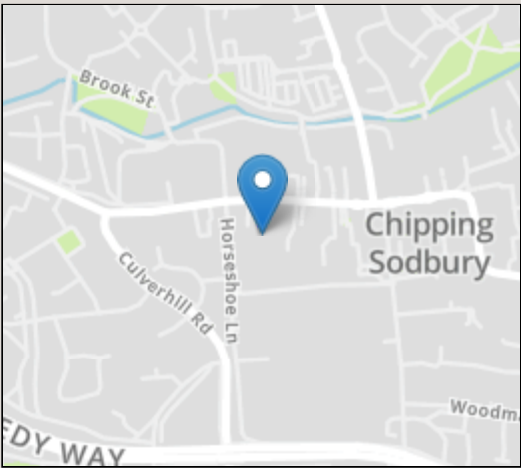
- NO ONWARD CHAIN • 'One Off' Detached Cottage (Converted in 1991)
- Fantastic Central High Street Location; Tucked Back and Hidden!
- Found at the End of a Picturesque Driveway, Via Attractive High Street Archway • Lounge/Dining Room
- Modern Kitchen/Breakfast Room • 3 Bedrooms and Bathroom Upstairs • Pretty Enclosed Private Rear Garden
- Gas Central Heating, Secure Garden Outbuilding • Council Tax Band D - South Gloucestershire Council

Directions

From our office follow the High Street toward Yate where the property will be found on your right hand side, set back through the archway which is opposite Hamptons Deli. Follow the driveway and the property is located at the far end on your right hand side.

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

Tenure - Freehold



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