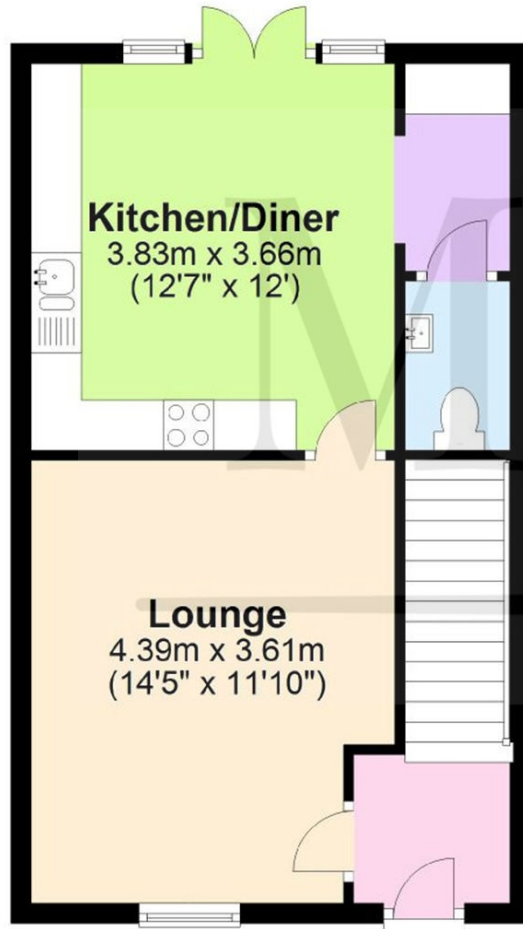




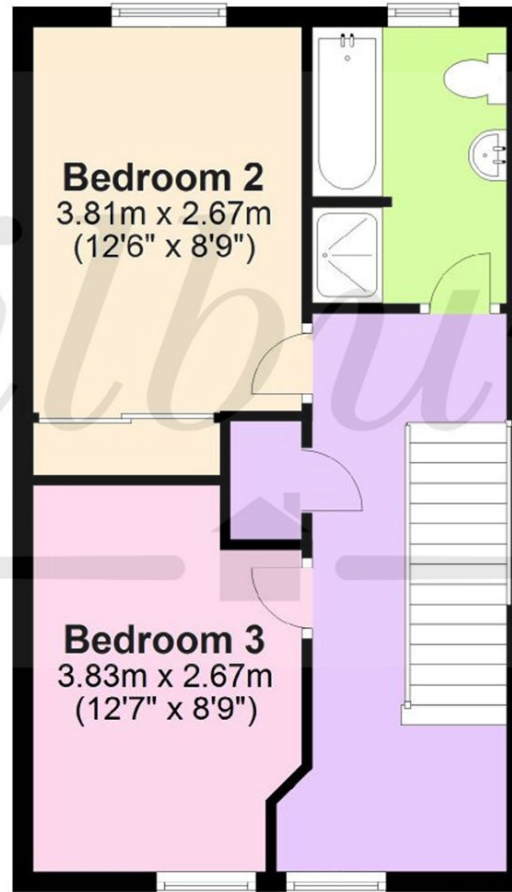
## Ground Floor

Approx. 39.7 sq. metres (427.6 sq. feet)



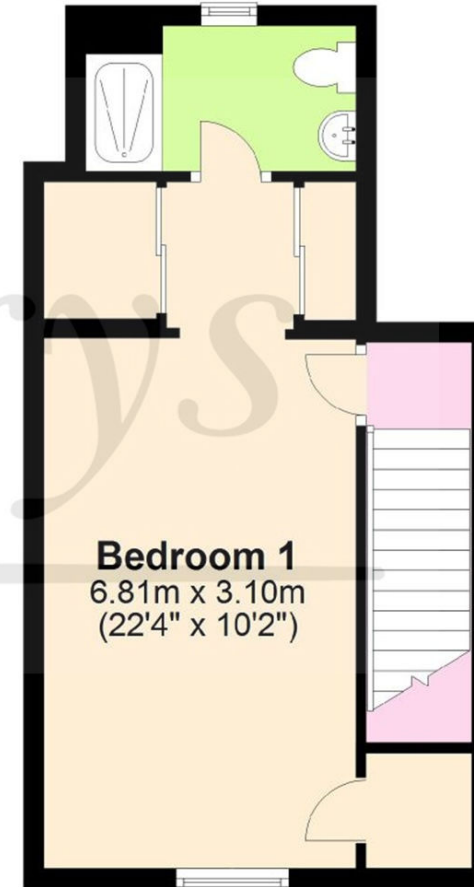
## First Floor

Approx. 39.4 sq. metres (423.6 sq. feet)



## Second Floor

Approx. 31.2 sq. metres (335.8 sq. feet)



Total area: approx. 110.3 sq. metres (1186.9 sq. feet)

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



# 22 Drovers Way, Chipping Sodbury BS37 6FB

NO ONWARD CHAIN! This delightful 3 bedroom Town-House was built circa 2016 by Bloor Homes and has a fantastic central location as is only a short stroll to the High Street shops and amenities, plus it has the convenience of Waitrose on its doorstep. It has an attractive stone fronted façade with mullion windows whilst inside there are modern fittings throughout, many of which have been upgraded by a previous owner. Set over three floors the spacious accommodation comprises in brief of a lovely, light and bright kitchen/diner with doors leading out to the rear garden, lounge, downstairs cloakroom, family bathroom and three double bedrooms. The master bedroom is a real 'wow!' as has the whole top floor with its own dressing room area and ensuite, whilst the family bathroom is located on the first floor. The rear garden is enclosed and laid to lawn plus it has a pedestrian walkway that leads to the parking and single garage which is located immediately behind the property (accessed via Sodbury Vale). In summary a beautifully presented home with a fantastic location giving easy walking distance to the High Street plus children's play park and sports facilities found at the nearby 'Ridings'.

## 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

- Stunning, Mid-Terrace Three Bedroom Town-House
- Stones Throw to Waitrose - Level Stroll to the High Street Shops and Amenities' - Nearby Wooded Walks
- Set Over Three Floors - Built circa 2016 with 10 Year Warranty
- Fantastic Kitchen/Dining Room
- Downstairs Guest Cloakroom - Utility Area
- Master Suite with its Own Dressing Area and En-Suite Shower Room
- Parking Plus Single Garage
- Enclosed Rear Garden, Laid to Lawn
- Gas Central Heating - Mains Drainage
- Council Tax Band D - South Gloucestershire Council

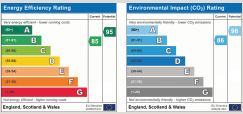
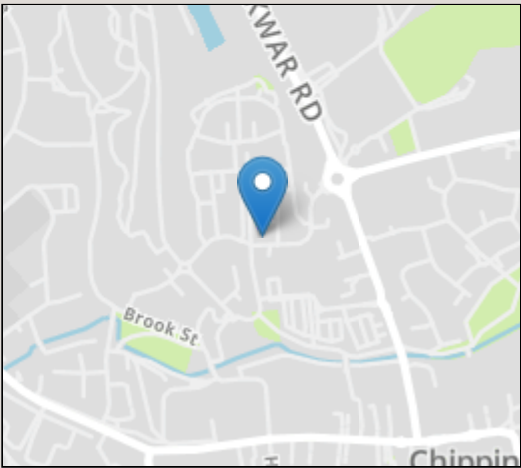
## Directions

From Chipping Sodbury High Street turn into Wickwar Road and at the 2nd roundabout turn left into Drovers Way. Number 22 can be found a short drive in on the right hand side.

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

**Tenure** - Freehold

**Contact & Viewing** - Email: [mil\\_sodburysales@milburys.co.uk](mailto:mil_sodburysales@milburys.co.uk) Tel: 01454 318338



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