

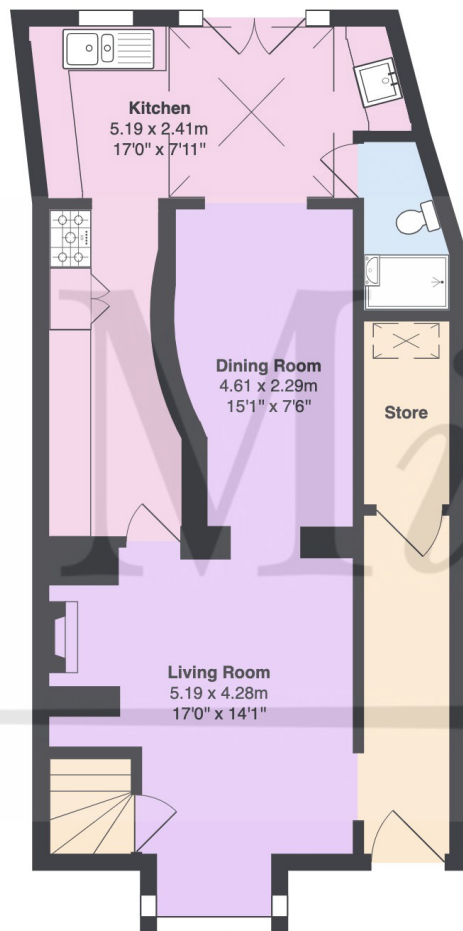
The logo for Milburys, featuring the name in a white serif font on a dark blue background, with a small house icon above the 'y'.

SALES LETTING MANAGEMENT

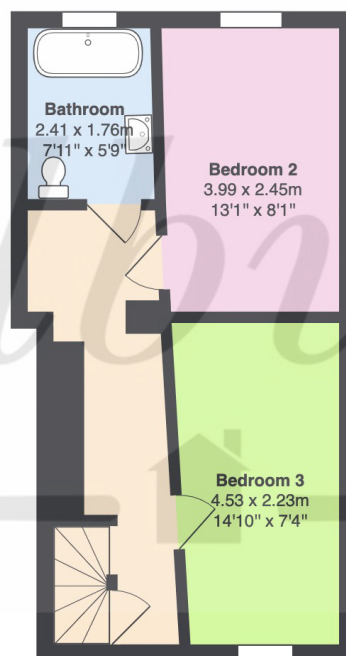


30 Horse Street, Chipping Sodbury, South Gloucestershire BS37 6DB

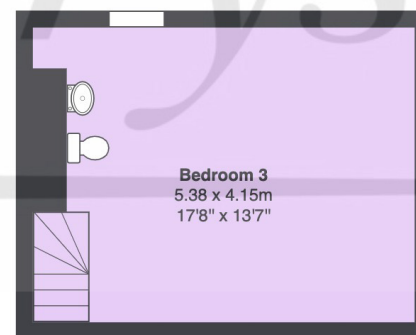
£550,000



Ground Floor
Area: 66.0 m² ... 710 ft²



First Floor
Area: 36.4 m² ... 392 ft²



Second Floor
Area: 22.4 m² ... 241 ft²

Total Area: 124.8 m² ... 1343 ft²

For Illustrative Purposes Only.
Not to Scale.

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Set in the heart of Chipping Sodbury, this delightful period property can be found just a stones throw from the vibrant High Street. A truly deceptive cottage that offers much more than meets the eye! The ground floor provides an entrance hall with large storage cupboard, from here you can reach a beautiful living room with feature inglenook (working) fireplace. This leads through to a dining area that connects to the rear kitchen/diner. The kitchen is split into two sections, a long area with plenty of cupboard space and storage, then a pretty area with a glazed roof and utility area. From here you will also find a downstairs WC/Shower room. Moving upstairs there are two good size double bedrooms and a family bathroom with roll top bath and exposed natural stone. Then a further set of stairs to the loft space brings you to a 3rd master bedroom with exposed beams and a handy WC and basin. This beautiful character property comes with a FANTASTIC garden, generous in size, westerly facing, mature borders, a large outside wood store and a lovely seating patio area. Finally at the rear of the garden there is secure hard standing PARKING with a detached single GARAGE (accessed from Arnold Court at the rear).

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

- Character Cottage over 3 Floors
- Stones Throw From Chipping Sodbury High Street
- Large Inglenook Working Fireplace
- 3 Double Bedrooms
- Upstairs Bathroom plus Downstairs WC/Shower Room
- Large Sunny Rear Garden
- Private Parking to the Rear
- Detached Single Garage
- Grade II Listed Cottage with Gas Central Heating
- Council Tax Band - C South Gloucestershire Council

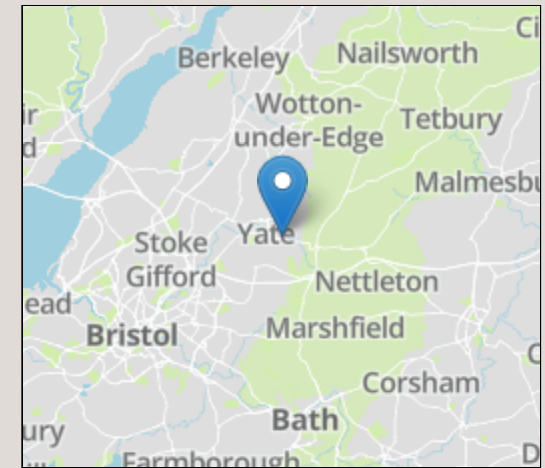
Directions

From our office in Chipping Sodbury High Street, continue towards the War Memorial and bear right onto Horse Street. Number 30 will be found a short distance along on the right hand side.

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

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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	2002/91/EC

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