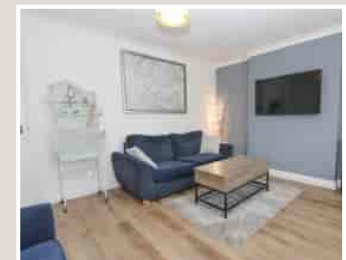


Total area: approx. 132.9 sq. metres (1430.8 sq. feet)

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





# 1 Rogers Court, Chipping Sodbury, South Gloucestershire BS37 6BR

Set in a convenient spot and tucked away behind Chipping Sodbury High Street, you will find this sizable family home which has recently been extended and modernized, the property so a credit to the current owners. Rogers Court was built in the late 1990s and is a collection of just 20 individual homes in a small cul-de-sac. This detached property also benefits from a large gated front driveway with access to a single garage. Entering the house there is a welcoming entrance hall, a refitted WC, then an attractive lounge with dual aspect and a large bay window. Moving to the rear of the ground floor there is a stunning kitchen/diner/family room to enjoy. Courtesy of the new extension this light filled room offers an amazing sociable space with grey kitchen and central island, room for casual seating and a formal dining space. Bi-fold doors soak up the garden and then to complete the ground floor you have a handy utility room with access out to the side of the property. The first floor has a very generous landing space, from which there are 4 double bedrooms. The master bedroom comes with a re-fitted ensuite shower room, plus there is a modern family bathroom. Outside, a modest but thoughtfully landscaped rear garden presents itself well with a good amount of privacy. It is laid with an attractive porcelain patio and artificial grass, plus there is a side section with a shed and pedestrian access to the single garage. The garage has power and light, plus it has been fitted with an electric up and over door.

## 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

- Spacious Detached Family Home • Walking Distance of Chipping Sodbury High Street and Waitrose
- Gated Generous Driveway Parking • 4 Double Bedrooms • Extended and Modernised by Current Owners
- Huge Kitchen/Dining/Family Room with Large Central Island • Utility and Downstairs WC • Modern Family Bathroom and En-Suite
- Single Garage • Council Tax Band - E - South Gloucestershire Council

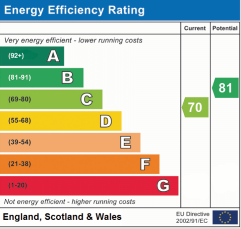
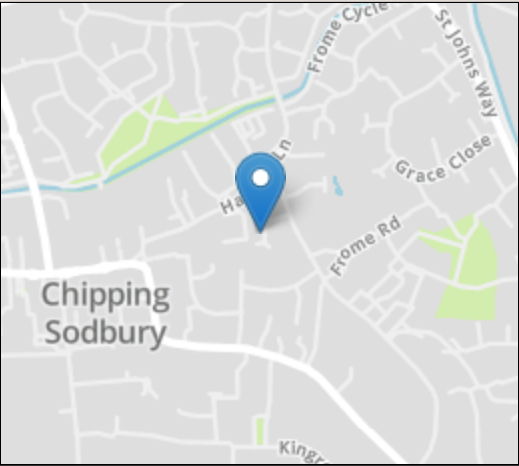
## Directions

Leaving Chipping Sodbury High Street and joining Hatters Lane, continue until you see Gorlands Road on your right. Follow this and then take the first right into Roger's Court where No.1 is found on the left hand side (fronting Gorlands Way).

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

**Tenure** - Freehold

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



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