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SALES LETTING MANAGEMENT

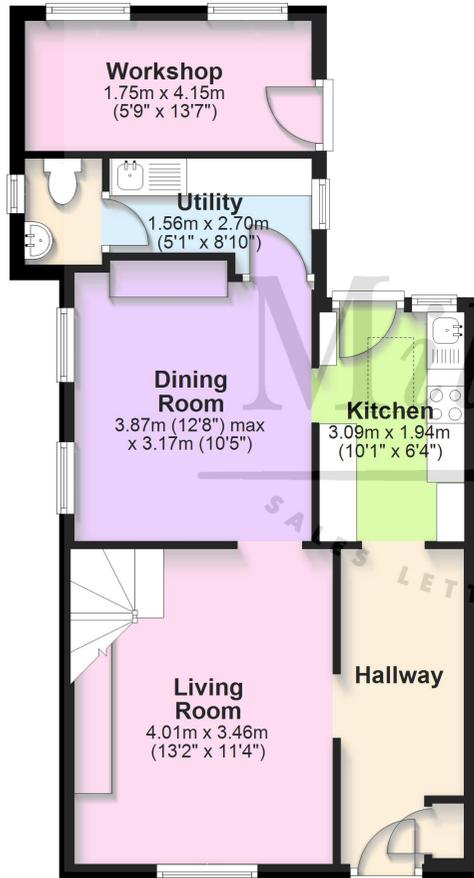


64 Horse Street, Chipping Sodbury, Bristol, Gloucestershire, BS37 6DB

£375,000

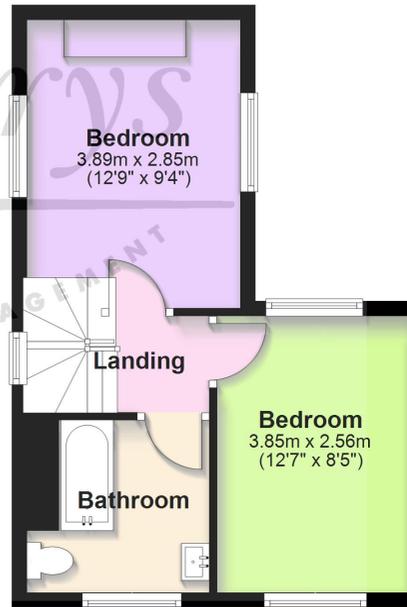
Ground Floor

Approx. 52.5 sq. metres (565.3 sq. feet)



First Floor

Approx. 30.4 sq. metres (326.8 sq. feet)



Total area: approx. 82.9 sq. metres (892.1 sq. feet)

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



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NO ONWARD CHAIN! A truly beautiful, Grade II Listed cottage which has been lovingly and extensively restored by the current owners in recent years. With a fantastic position just a short stroll from the shops and amenities found in the High Street, this beautiful two bedroom home will delight those wanting a character property with a gorgeous south facing sunny garden. The accommodation is full of charm and comprises of a spacious hallway that allows great access to the rear, a snug lounge with feature fireplace and fitted flame effect log burner, a cottage staircase then winds up to the first floor. The lounge links into the dining room which also has a feature fireplace. A door from here then takes you to a very handy utility area which is ideal for additional kitchen space within the cottage. A beautifully appointed country kitchen then invites you into the rear garden which faces south so catches all the days sun! The garden is very well kept and has the bonus of a walk-in work shop / store room, a miniature shepherd hut (making ideal additional storage) plus a pretty summer house and patio area. Upstairs there are two bedrooms and a fitted bathroom which again is in the cottage style. To the front of the property there is off street parking for two cars. The parking on this row is not to our knowledge on the deeds for the cottages however each has personal designated spaces which have been exclusive for many years known as historical parking.

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! • BEAUTIFULLY presented Grade II Listed Cottage
- An End of Terrace Home with Lovely Features, Full of Charm! • Central Location within Easy Strolling Distance to the High Street
- Extensively Refurbished by the Current Owners • Snug Lounge and Dining Room with Feature Fireplaces
- Country Style Kitchen with Additional Utility Room • Two Bedrooms and Upstairs Bathroom
- South Facing Sunny Garden with Workshop, Summer House and Shepherds Hut
- Council Tax Band B - South Gloucestershire Council

Directions

From the High Street follow the road into Horse Street and once you have gone around the two bends look out for number 64 which will shortly be on your right hand side, just after the Toll House Clinic which is on your left.

Local Authority & Council Tax - - Tax Band B

Tenure - Freehold

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