

The logo for Milburys, featuring the name in a white serif font on a dark blue background.

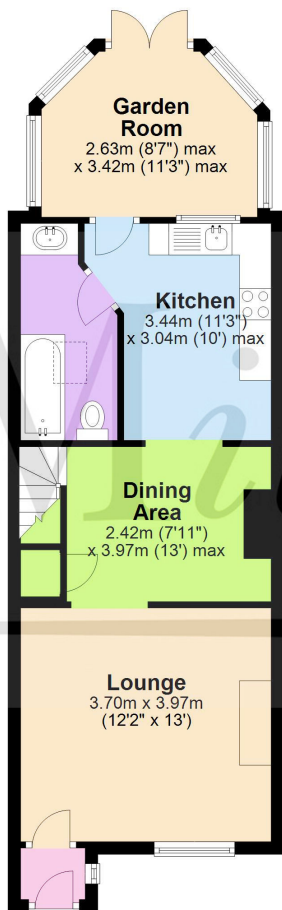
SALES LETTING MANAGEMENT



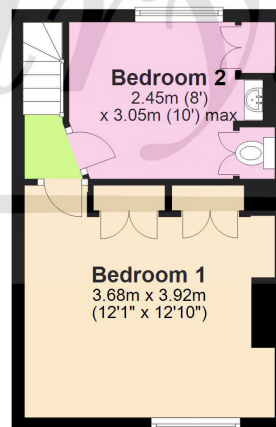
2 Badminton Road, Old Sodbury, South Gloucestershire, BS37 6LX

£299,950

Ground Floor
Approx. 48.2 sq. metres (519.3 sq. feet)



First Floor
Approx. 24.9 sq. metres (267.7 sq. feet)



Total area: approx. 73.1 sq. metres (787.0 sq. feet)

This plan is for illustrative purposes only. Whilst every care has been taken to ensure the accuracy of the floor plan, measurements, door/window positions and rooms are approximate and no responsibility is taken for any error.
Plan produced using PlanUp.



2 Badminton Road, Old Sodbury, South Gloucestershire BS37 6LX

No Onward Chain! A delightful stone built 1800s cottage which is nestled in a small row of houses just as you enter Old Sodbury, coming from Chipping Sodbury. The location is ideal for those looking for a popular village with many country walks nearby - the Cotswold Way and Frome Valley Walkway to name two of them - whilst a short stroll will take you into the centre of the village which has a primary school, church, public house, petrol station, village hall and recreation/football ground. Just a short drive will get you to all the amenities and shops found in the nearby market town of Chipping Sodbury and the shopping centre in Yate. The sellers of the cottage have vacated and so it is now all ready for a new owner to put their stamp on. The accommodation has lots of character and comprises of an entrance lobby which leads into the sitting room which has a feature fireplace, which then leads to a small dining room which has stairs to the upper floor. From here you go into a kitchen which has access to the family bathroom and then into a garden room which caters as a further reception room in its own right. Upstairs has two double bedrooms. The south facing garden is enclosed and mainly laid to lawn where at the far end you will find a timber summer house and small shed.

Situation

Old Sodbury is a popular semi-rural village with lovely countryside surroundings. It is quite literally on the Cotswold Way so ideal for walkers, plus is just a short drive to the local market town of Chipping Sodbury and the shopping centre (with cinema) in Yate. Nearby the A46 provides easy access to the M4 Junction 18 (approx. 3 miles) making both Bristol and Bath within commuting distance. The attractive Cotswold countryside is on its doorstep where you can easily reach Westonbirt Arboretum, Stroud and Tetbury. The village has a C.O.E Primary School alongside the picturesque Church with its stunning views across the Severn estuary and beyond to the Welsh hills. There is also a village hall, playing fields with play area, public house/restaurant, petrol station, hotel, a private nursery, the Frome Valley Walk and of course the historic Cotswold Way.

Property Highlights, Accommodation & Services

- Mid -Terrace 1800s Character Cottage in Popular Village Setting
- Short Drive to Many Shops and Amenities in Chipping Sodbury and Yate
- Close to Open Countryside and Public Footpaths (Ideal for Dog Walkers!)
- Two Reception Rooms Plus Sun Room Overlooking South Facing Rear Garden
- Two Upstairs Double Bedrooms
- Kitchen Plus Downstairs Family Bathroom
- Electric Heating
- Good Road Links to the A46, M4, Bristol and Bath
- Council Tax Band C - South Gloucestershire Council

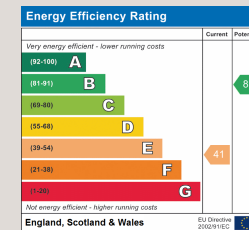
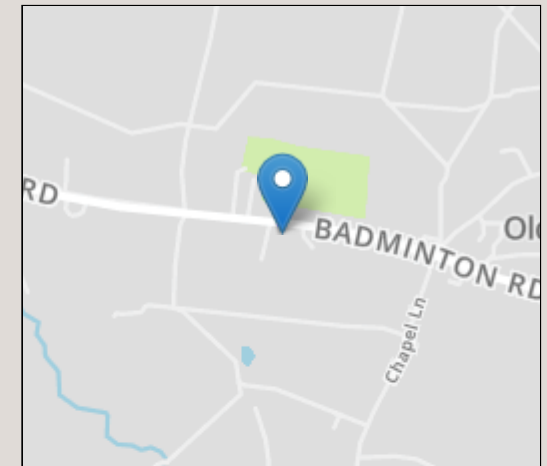
Directions

As you drive from Chipping Sodbury you will find the cottage in the small rank of cottages on your right hand side, shortly after entering Old Sodbury. It adjoins the old post office and you will see a small lay-by for parking directly outside.

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

Tenure - Freehold

Contact & Viewing - Email: chippingsodbury@milburys.co.uk Tel: 01454 318338



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