

Milburys

SALES LETTING MANAGEMENT



1 Westmoreland Terrace, Old Sodbury, South Gloucestershire BS37 6RN

£595,000

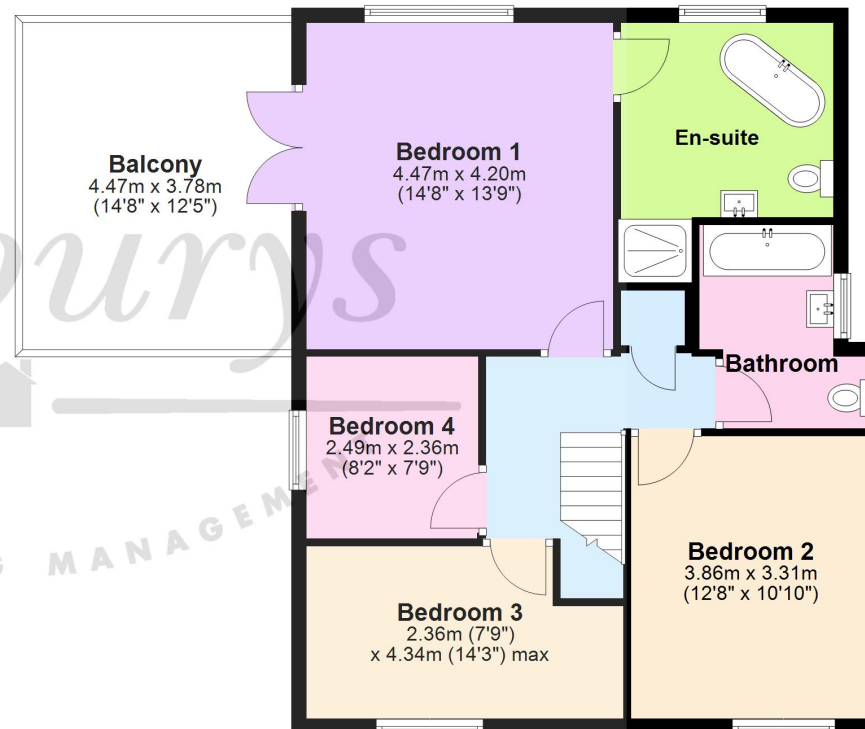
Ground Floor

Approx. 104.2 sq. metres (1122.1 sq. feet)
(excluding Porch)



First Floor

Approx. 71.3 sq. metres (767.4 sq. feet)
(excluding Balcony)



Total area: approx. 175.5 sq. metres (1889.5 sq. feet)

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

1 Westmoreland Terrace, Old Sodbury, South Gloucestershire BS37 6RN

Set in an elevated position with stunning countryside views to both front and rear, this substantially extended semi-detached home offers a vast amount of space so ideal for the growing family. The property has been substantially and tastefully modernized by the current owners and enjoys fantastic gardens backing onto open fields. The ground floor offers an attractive storm porch which invites you into a good size hallway/study area. From here you can then find a light and bright living room with wonderful views of the garden. You will then find a spacious dining area which has been opened out to connect with a modern kitchen which also looks over the garden. From the kitchen there is a sizable utility room, downstairs WC and access to an oversized garage which has power and lights, plus an electric roller door. Moving to the first floor you will find a huge master bedroom which is dual aspect and has French doors opening out to a large balcony (currently not used as requiring work). The master bedroom also comes with a large ensuite bathroom. A further 3 bedrooms and a family bathroom complete the first floor. To the front, once you have driven up the driveway you will see that there is a large parking area on the left which accommodates turning and parking for a number of cars. There is also access to a large garage via an electric roller door. The garden is tree lined with much privacy and sweeps around the side and then to the rear where it is mainly laid to lawn, with views directly across the fields. There is also a raised decked area with a summer house and a hot tub (included in the sale). Also found in the garden is a chicken coop and 3 chickens! Since moving in the sellers have also replaced the roof, boiler and hot water system (LPG fuelled), kitchen, ensuite and double glazing. It is on mains drainage.

Situation

The village of Old Sodbury has a lovely setting in a popular, semi-rural position situated on the Cotswold Way. Its fantastic location means that a short drive or walk will take you to the local market town of Chipping Sodbury (approx 1.8 miles) whilst the nearby A46 provides easy access to the M4 Junction 18 (approx 3 miles away) making both Bristol and Bath within commuting distance. The attractive Cotswold countryside is also on its very doorstep with Westonbirt Arboretum and Tetbury being an easy drive. The village itself has a C.O.E Primary School alongside the picturesque Church, a village hall, private childrens nursery, Public House/restaurant, petrol station, Hotel and both the Frome Valley Walkway and the historic Cotswold Way.

Property Highlights, Accommodation & Services

- Extended and Spacious, Semi-Detached Family Home
- Far Reaching Country Views
- Large Rear Garden Backing onto Open Fields
- 4 Good Size Bedrooms
- 2 Receptions Plus Office/Study Area
- Family Bathroom & En-Suite to Principal
- Oversized Garage With Electric Roller Door
- Parking for Multiple Vehicles
- Gas Central Heating (LPG) and Double Glazing
- Council Tax - Band C - South Gloucestershire Council

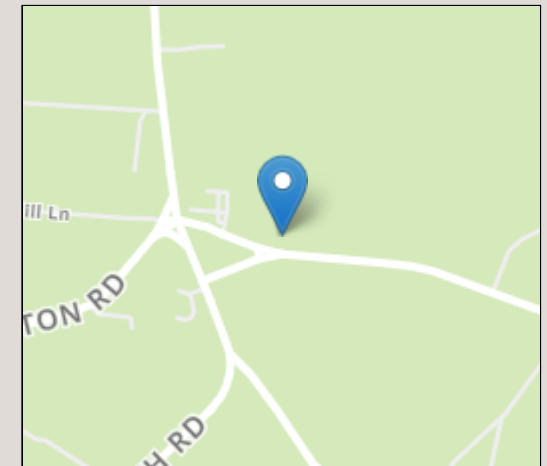
Directions

From the village of Old Sodbury follow the A432 Badminton Road towards the A46. At the crossroads by the Cross Hands public house, head straight across on to the B4040 and after a short distance the property will be found on the left hand side (the first in the small rank of houses).

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

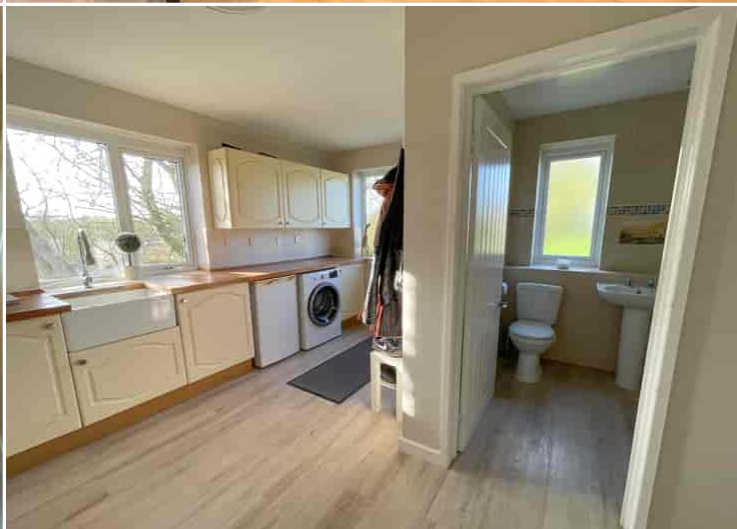
Tenure - Freehold

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



IMPORTANT NOTICE Milburys Estate Agents Ltd, their clients and any joint agents give notice that they have not tested any apparatus, equipment, fixtures, fittings, heating systems, drains or services and so cannot verify they are in working order or fit for their purpose. Interested parties are advised to obtain verification from their surveyor or relevant contractor. Statements pertaining to tenure are also given in good faith and should be verified by your legal representative. Digital images may, on occasion, include the use of a wide angle lens. Please ask if you have any queries about any of the images shown, prior to viewing. Where provided, floor plans are shown purely as an indication of layout. They are not scale drawings and should not be treated as such. Complete listings and full details of all our properties (both for sale and to let) are available at www.milburys.co.uk





Milburys



SALES LETTING MANAGEMENT



www.milburys.co.uk

