

Total area: approx. 142.6 sq. metres (1535.2 sq. feet)

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Plan produced using PlanUp.



6 Elsworth Close, Chipping Sodbury, South Gloucestershire BS37 6GD

Known as the 'Burford,' this immaculate modern family home is now available in a sought after, central Chipping Sodbury location. Built in 2024 by Cotswold Homes, Isabella Gardens is an attractive development just a few minutes walk to the Town Centre and High Street which is full of independent shops, eateries and local pubs. Approaching the property you will find a good size driveway with parking for up to 2 cars plus an electric car changing point. Once inside the property the ground floor offers a welcoming entrance hall, a study/playroom to the front, a dual aspect living room to the rear with French doors that lead to the rear garden, a downstairs cloakroom, then a superb kitchen/dining room that stretches the entire width of the ground floor and overlooks an attractive rear garden. The kitchen area is well equipped with integrated appliances and a small breakfast bar then a designated space for formal dining. From here there is also access to a small utility room. The first floor boasts a stylish family bathroom and then 4 double bedrooms, the main bedroom also coming with an ensuite shower room. Bedrooms 1,2 and 3 all come with fitted wardrobes. Additional benefits include solar panels, double glazing and a single garage. Management Fees Apply.

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

- Exciting New Development - Built in 2024 by Cotswold Homes
- Detached Family Home
- Walking Distance of Chipping Sodbury High Street and Waitrose
- Solar Panels and EV Charger
- 4 Double Bedrooms
- Large Kitchen/Diner
- Utility And Cloakroom
- Study/Playroom
- Garage and Double Driveway
- Council Tax Band - E

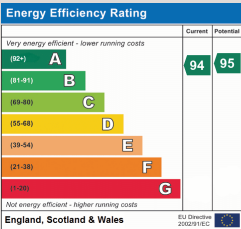
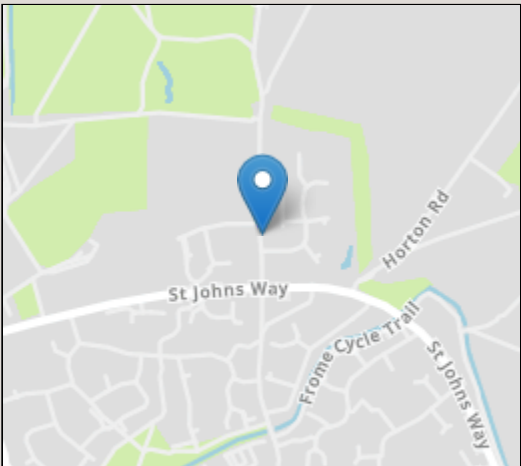
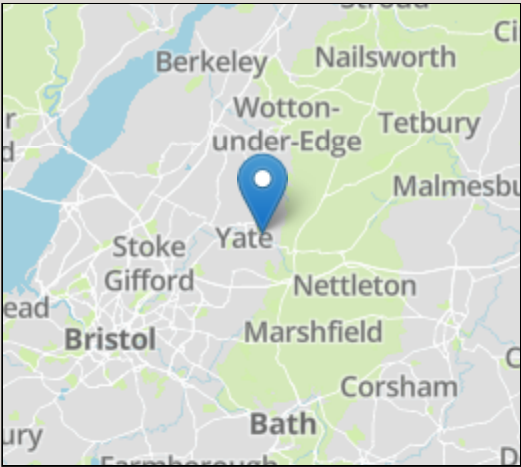
Directions

From St Johns Way head to the golf club on Trinity Lane and then turn left into Isabella Gardens. Once in take the first right into Elsworth Close and the house will shortly be on your right.

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

Tenure - Freehold

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



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