

Total area: approx. 127.3 sq. metres (1370.0 sq. feet)

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





# 9 Quarry Bank, Chipping Sodbury, South Gloucestershire BS37 6FJ

With a tucked away position, this beautiful family home is within walking distance to Waitrose, Chipping Sodbury High Street, sports clubs, popular schools, nurseries and play areas. The property is impressively presented, with the hub of the home being a fantastic modern kitchen/diner open to a wonderful sunroom with French doors leading out to an enclosed garden. There is also a Utility room with door leading to the single garage and driveway. The lounge is spacious and has the added feature of a deep window seat provided by the box bay window, plus there is a separate study and downstairs cloakroom. There are four good sized bedrooms, plus a modern en-suite shower room and family bathroom. Parking is situated in front of the single garage which can be found to the rear of the property. An exceptional property which is certainly matched by its special location. Management Fees Apply. (EPC-B)

## 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. The nearby Yate train station (approx. 1.9 miles away) also provides good transport links for commuters to Bristol. The attractive 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 just two), a lovely common, golf course, cricket, rugby, football and tennis clubs. The centrally located Waitrose store has excellent parking and a cafeteria, whilst nearby Yate has a fantastic selection of shops and supermarkets in its large Shopping Centre, a Health and Fitness Leisure Centre plus the Cinema Complex so all your needs are catered for!

## Property Highlights, Accommodation & Services

- Modern Detached Family Home in Tucked Away Location
- Short Level Walk to High Street Shops and Waitrose
- Four Bedrooms
- En-suite Shower Room and Modern Family Bathroom
- Living Room with Beautiful Feature Window Seat
- Open Plan Kitchen/Diner with Impressive Sun Room
- Study, Utility Room and Cloakroom
- Single Garage and Driveway Parking
- Enclosed Garden.
- Council Tax Band - E - South Gloucestershire Council

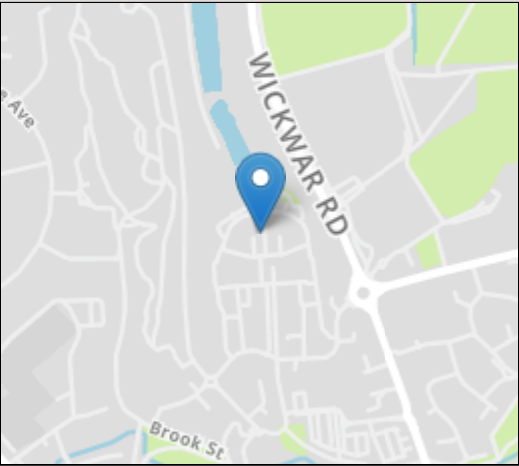
## Directions

From Chipping Sodbury High Street turn onto Wickwar Road. Turn left at the second mini-roundabout onto Drovers Way, follow round for a short distance and then turn right onto Weavers Way. When you reach the end, turn right and then follow the road to the end. The property is then on your right hand side No.9.

**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



| Energy Efficiency Rating                    |           |
|---|-----------|
|   | Potential |
| Very energy efficient - lower running costs |           |
| (92+) A                                     | 93        |
| (81-91) B                                   |           |
| (69-80) C                                   | 83        |
| (55-68) D                                   |           |
| (39-54) E                                   |           |
| (21-38) F                                   |           |
| (1-20) G                                    |           |
| Not energy efficient - higher running costs |           |
| England, Scotland & Wales                   |           |

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