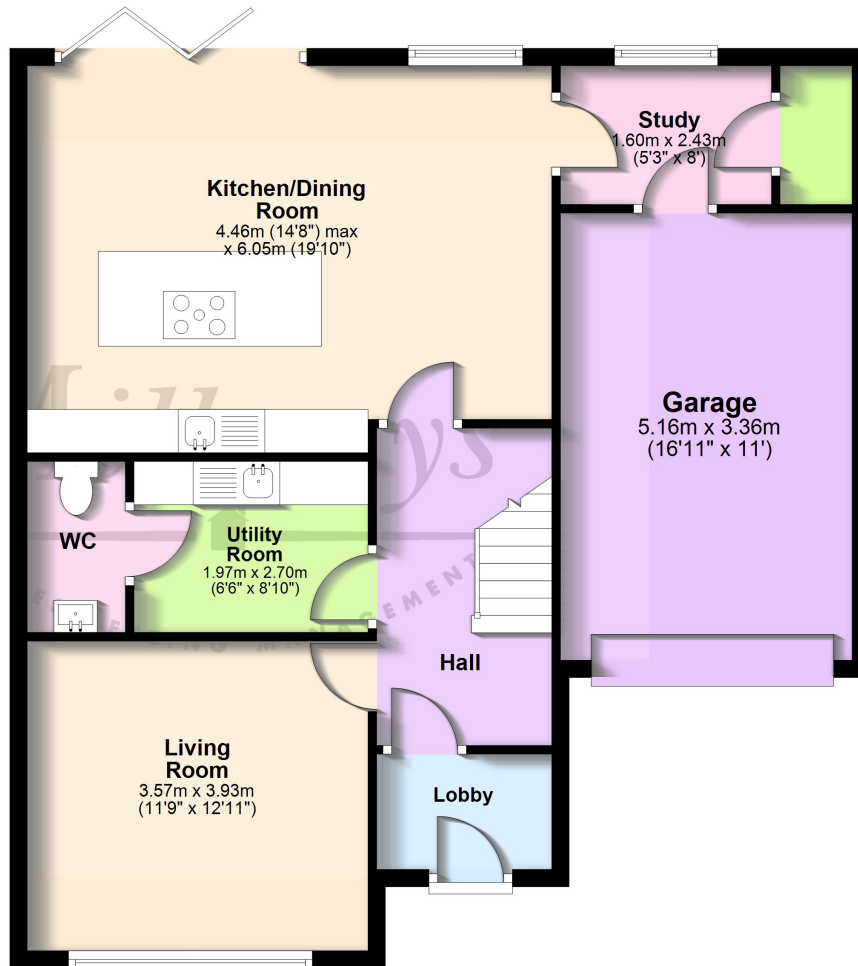




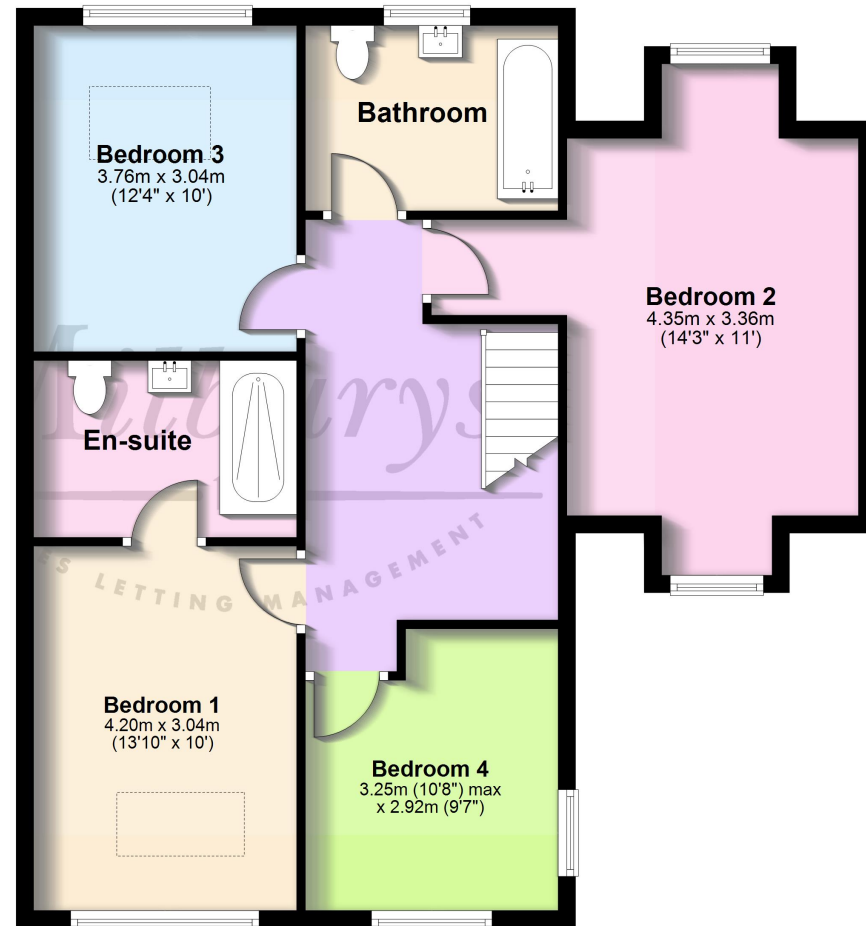
Ground Floor

Approx. 83.5 sq. metres (899.2 sq. feet)



First Floor

Approx. 78.9 sq. metres (849.2 sq. feet)



Total area: approx. 162.4 sq. metres (1748.5 sq. feet)

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

Plot 8, The Jorrocks, Westerleigh, South Gloucestershire BS37 8QH

Milburys are delighted to present this STUNNING new home. A truly beautiful build with upgraded extras free of charge! Welcome to Plot 8! Staged as a wonderful 2nd show home for 'The Jorrocks' . This large detached family home boasts a prestigious feel throughout. Just 1 of 8 bespoke homes in a small and private development. Set in the picturesque village of Westerleigh, just a few minutes drive from Chipping Sodbury and Lyde Green alike. A handy location that offers semi rural living with the convenience of great commuter links to the M4 and M5. Ready to be occupied, plot 8 offers a welcoming entrance hall, from here you will find access to a guest WC and utility room, then a cozy living room with views to the front Moving to the rear of the property a glorious kitchen/diner with direct access out to rear garden via bi-folding doors, featuring a sociable central island. From here there is a small designated study, with views over the rear garden and countryside beyond. Plus access into the oversized integral garage. The ground floor not only impresses on size and layout, but also the finish. With LVT flooring, fantastic ceiling height, quartz worktops in the kitchen, integrated Bosch appliances and underfloor heating via an air source heat pump. Moving to the first floor, 4 fantastic double bedrooms can be found, all generous on size and natural light, plus a high end finish family bathroom and ensuite to the principle bedroom. Externally you will find a double driveway with an electric car charging point and an oversized single garage, The rear garden is south/easterly facing, with beautiful views over rolling countryside, laid to lawn with a large porcelain tiled patio. A superb 'forever home' for the growing family, all set in an attractive and exclusive small development!



Situation

Westerleigh is a popular semi-rural village located just outside Chipping Sodbury and Yate at the southern fringes of the Cotswolds. The village offers public houses, village hall, a church, car repair garage and large sport and recreation field. Visitors to the area can enjoy good local walks in the surrounding countryside, plus there is the nearby Kendleshire golf course and Bitterwell Lake. Westerleigh is approximately 2 miles from all the shops and amenities found in the towns of Yate and Chipping Sodbury, which are located approximately 5.8 miles from the M4 Junction 18 and 11.3 miles from the centre of Bristol. Yate has a train station with main line connection, leisure centre and a large shopping centre which caters for all needs. There is easy access from Westerleigh to surrounding countryside and to the Cotswolds via the A46, plus the nearby Westerleigh Road runs directly to the A4174 Ring Road which provides excellent access to Bath and Bristol.

Property Highlights, Accommodation & Services

- Exclusive Development of just 8 Detached Properties
- Semi Rural Setting with Countryside Views
- Luxurious Finnish Throughout
- Large Detached Executive Family Homes
- 4 Generous Bedrooms
- Family Bathroom and Ensuite to Master
- Oversized Garage and Driveway Parking
- 10 Year Building Warranty
- Air Source Heat Pump with Underfloor Heating

Directions

Arriving into Westerleigh from Yate, follow the Westerleigh Road into the centre of the village, passing the WotNot furniture shop. Take the next left hand turning into The Jorrocks, which is a private road that brings you to the development.

Important Notice

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







