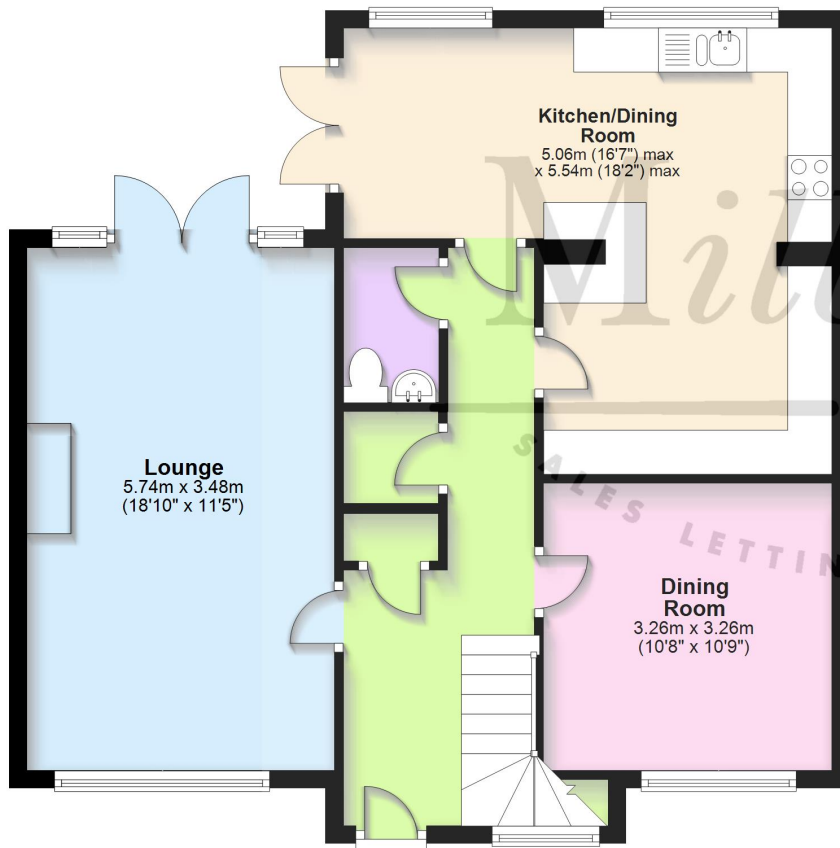




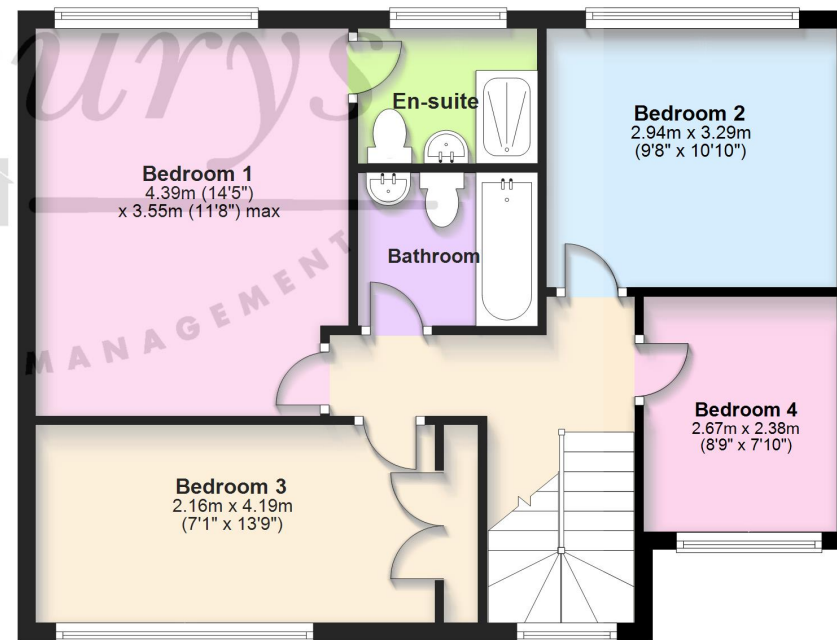
## Ground Floor

Approx. 71.8 sq. metres (772.8 sq. feet)



## First Floor

Approx. 57.3 sq. metres (617.1 sq. feet)



Total area: approx. 129.1 sq. metres (1389.9 sq. feet)

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



# 33 Grassington Drive, Chipping Sodbury, South Gloucestershire BS37 6HW

Occupying on one of the biggest plots in Grassington Drive, this four bedroom detached property is sure to be popular, plus it is being offered For Sale with NO ONWARD CHAIN! Rare to the market this family home enjoys fantastic proportions in a sought after development and boasts a double garage, driveway parking, a generous sized front garden plus side and rear gardens. The property is tucked away in the corner of a cul-de-sac with a very private position which has convenient pedestrian access to Chipping Sodbury High Street and Yate Shopping Centre. Inside the property you will find a welcoming entrance hall, a dual aspect lounge generous in size, then a modern L-shaped kitchen/diner to the rear which overlooks the garden. Then a further reception room to the front makes for a lovely formal dining room. The first floor is ideal for a growing family, with 4 good size bedrooms. The master bedroom comes with a modern ensuite shower room plus there is also a stylish family bathroom.

## Situation

The historic market town of Chipping Sodbury sits on the edge of the Cotswolds and has excellent road links to the A46, the M4 (J 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. The historic 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 general area of good reputation. Chipping Sodbury offers nearby country walks, a lovely common, golf course, cricket club and many other organisations.

## Property Highlights, Accommodation & Services

- NO ONWARD CHAIN! • Large Detached Family Home • Generous Corner Plot • Cul De Sac Location
- Walking Distance to Chipping Sodbury High Street, Schools and Waitrose • 4 Good Size Bedrooms • 3 Reception Rooms
- Family Bathroom & En-Suite to Principal • Double Garage • Council Tax Band - E - South Gloucestershire Council

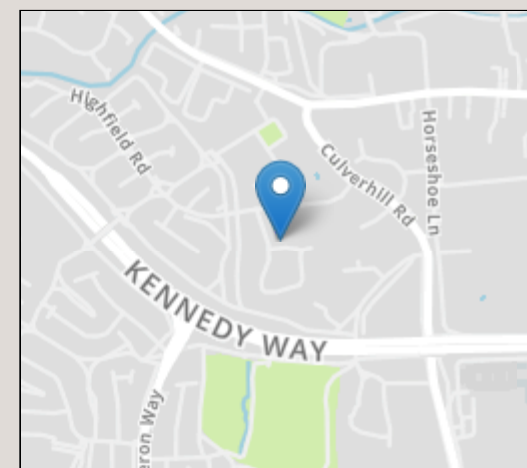
## Directions

From our office in the High Street, head towards Bowling Hill and turn left at the mini roundabout onto Culverhill Road. Take the first right onto Highfield Road and then turn first left into Grassington Drive. Follow the cul-de-sac all the way in where the property will be found tucked away in a corner position at the far end.

**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



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