

Milburys

SALES LETTING MANAGEMENT

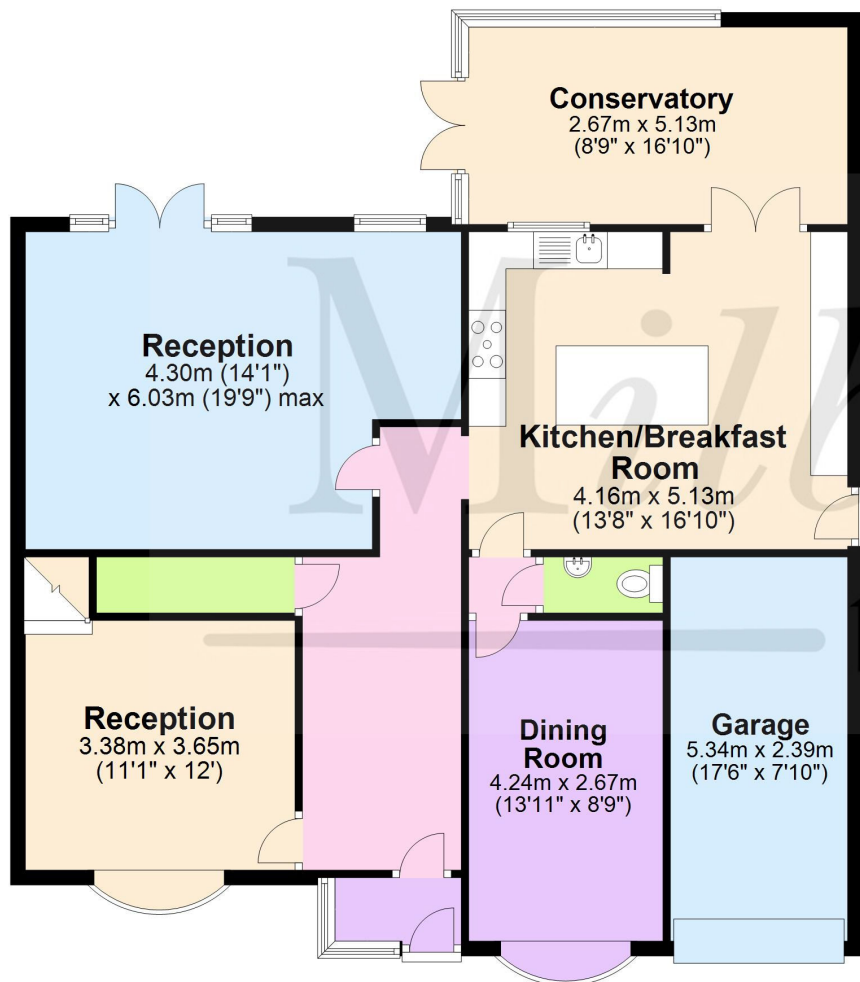


5 Cesson Close, Chipping Sodbury, South Gloucestershire BS37 6NJ

£670,000

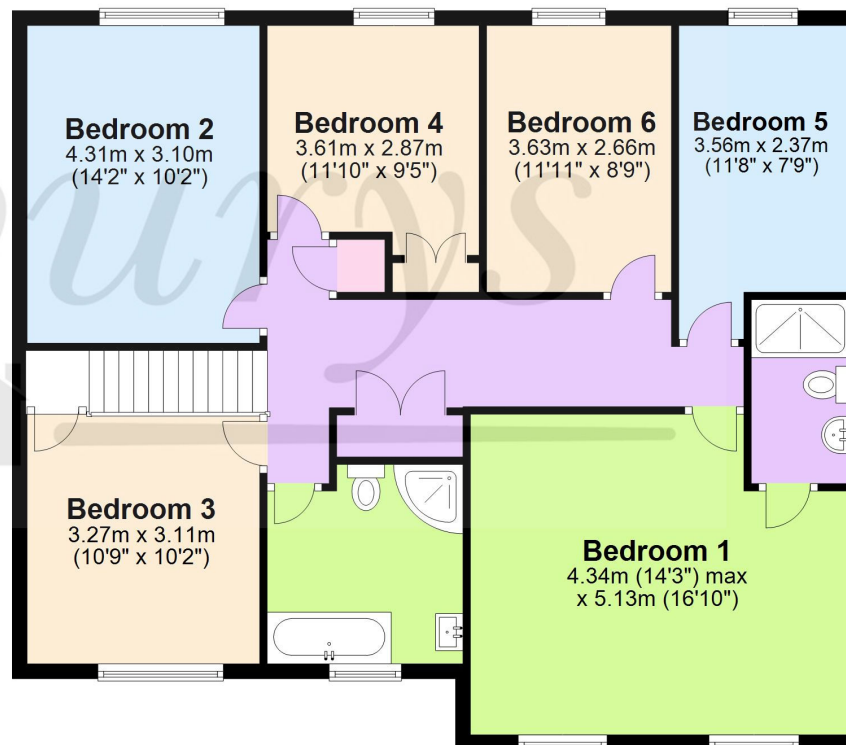
Ground Floor

Approx. 117.6 sq. metres (1265.8 sq. feet)



First Floor

Approx. 102.0 sq. metres (1097.7 sq. feet)



Total area: approx. 219.6 sq. metres (2363.5 sq. feet)

For illustrative purposes only. Not to scale.
Plan produced using PlanUp.

5 Cesson Close, Chipping Sodbury, South Gloucestershire BS37 6NJ

Situated on the very popular St Johns Way, this substantial family home can be found at the start of a small cul-de-sac found in Cesson Close. This sought after location benefits from being an easy stroll to Chipping Sodbury High Street, whilst just a short walk can take you to the Common and surrounding open fields, plus to The Frome Valley Walkway which is found just opposite. The property offers a very large footprint for a growing family and has a very generous parking set up. The ground floor greets you with a sizable entrance hall, a large living room that overlooks the rear garden, a good size kitchen/diner with central island which leads out to a conservatory, a separate dining room to the front and then an additional snug reception to the front with access to upstairs. The first floor is very generous with 6 bedrooms, a family bathroom with the addition of an ensuite to the master bedroom. This large family home sits on a fantastic corner plot with a rear garden laid to lawn and patio, a handy side garden which would make for ideal caravan or motorhome storage, then to the front you will find driveway parking for up to 4 cars - all this tucked away in a small treelined cul-de-sac.

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, rugby club, tennis club, Waitrose and many other organisations.

Property Highlights, Accommodation & Services

- Substantial Detached Family Home
- Popular Chipping Sodbury Cul-de-Sac off St John's Way
- Walking Distance to Chipping Sodbury High Street, Sporting Facilities, the Common and Waitrose Store
- 3 Reception Rooms and a Conservatory
- Large Kitchen/Breakfast Room with Central Island
- 6 Double Bedrooms
- Two Bathrooms
- Ample driveway parking and garage
- Space for Caravan or Motorhome Parking to the Side
- Council Tax Band - F - South Gloucestershire Council

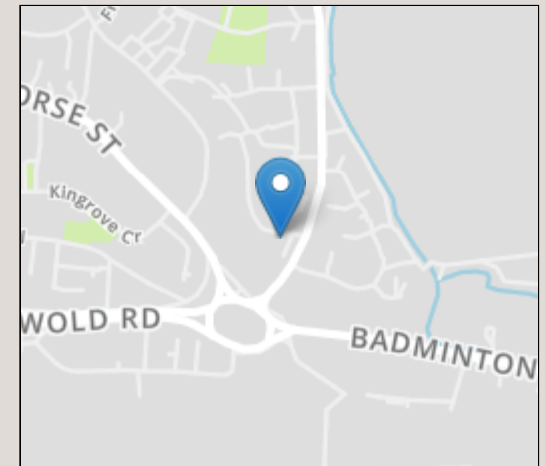
Directions

Leaving Chipping Sodbury High Street via Horse Street, continue until you reach the large roundabout and take the first exit onto St John's Way. Cesson Close is the first turning on your left where you will find no.5 immediately on the left hand side as you turn in.

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

Tenure - Freehold

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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