

Garage
Area: 11.5 m² ... 123 ft²

Ground Floor
Area: 84.9 m² ... 914 ft²

Total Area: 96.3 m² ... 1037 ft²

This plan is for illustrative purposes only and should only be used as such.
Not to scale.

16 Elm Close, Chipping Sodbury, South Gloucestershire BS37 6HE

Situated just minutes walk from Chipping Sodbury High Street, this unique detached house is found on the popular 'Elms' estate and occupies a fantastic end of cul-de-sac position overlooking a wooded green area. The property is a clever split level design and has been recently refurbished to a high standard with a modern and contemporary finish. The ground floor offers a light and bright entrance lobby area, from where there is access to the guest cloakroom. This then flows into a beautiful open plan kitchen/breakfast room, completely redesigned and fitted in 2023. This modern space has a feature central island with quarts tops, feature raised ceiling, integrated appliances and a sociable breakfast bar. Double doors then invite you into the main sitting room with a huge picture window that overlooks the green, plus there is also a media wall with feature flame effect fire and built-in storage. Moving upstairs a galleried landing overlooks the kitchen/breakfast area, then from here you will find 3 good size bedrooms. The master bedroom has the benefit of fitted storage cupboards and French doors that lead out directly out to a pretty, level rear garden. There is also a stunning family bathroom. Externally the house offers a single garage and driveway parking, then a rear garden laid to lawn with a lovely private feel. A nearby footpath leads directly to Bowling Hill which is just a short walk to the Yate shops and Chipping Sodbury High Street.

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

- Cul De Sac Location in Quiet Tucked Away Position
- Walking Distance Of Chipping Sodbury High Street
- Unique Split Level House
- Refurbished in 2023
- Popular Chipping Sodbury Estate
- 3 Good Size Bedrooms
- Stunning Kitchen/Diner with Central Island
- Single Garage & Driveway
- Overlooking Attractive Green
- Council Tax Band D - South Gloucestershire Council

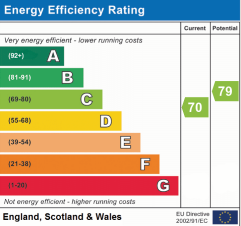
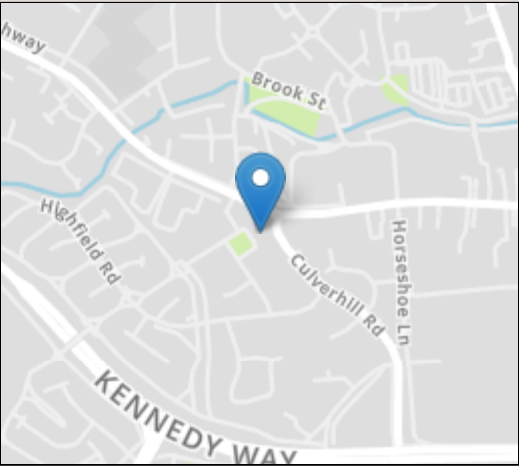
Directions

From Chipping Sodbury take Culverhill Road and then take the first turning on the right into Highfield Road. Elm Close is the first turning on the right; follow till the end where the property will be on your right, overlooking the green.

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

Tenure - Freehold

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



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