

Total area: approx. 127.1 sq. metres (1367.7 sq. feet)

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



13 Manor Way, Chipping Sodbury, Bristol, Gloucestershire BS37 6NX

Located in a popular and convenient position as walking distance to all the shops and amenities found in the High Street, the local common for country walks plus to the local sports facilities at The Ridings. Likewise both primary and secondary schools are easily reached for families with children of school age. This detached property is a very well presented family home which has been well cared for and updated by the current owners. The accommodation is light and bright and comprises in brief of a welcoming hallway which leads to a lovely big lounge leading through to the dining room. There is a feature fireplace in the lounge whilst the dining area has French doors that lead onto the southerly facing rear garden. The kitchen is of a good size so can accommodate a breakfast bar or island, plus there is a modern downstairs cloakroom and an integral door to the garage so ideal for easy access to secondary fridge / freezers etc. Upstairs the main bedroom is of a good size and has a built in wardrobe recess, whilst the second bedroom is also of a good size and has a wardrobe recess plus an ensuite facility by means of the 'Jack and Jill' bathroom arrangement leading into the lovely modern bathroom. Outside the rear garden is mainly laid to lawn with a patio seating area and catches a lot of sun as is just off south facing. At the front a double driveway fronts the single garage.

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

- Detached Family Home in Popular Location
- Convenient Walk to Local Schools, Sport Facilities, Chipping Sodbury Common and High Street Shops and Amenities
- Spacious Open Plan Lounge Leading into Dining Room • Kitchen Breakfast Room
- Four Bedrooms Plus a 'Jack and Jill' Family Bathroom • Modern Guest Cloakroom • Double Glazing and Gas Central Heating
- Sunny Rear Garden • Double Parking to Front with Integral Single Garage, Electric Roller Door, Power and Lights
- Council Tax Band E - South Gloucestershire Council

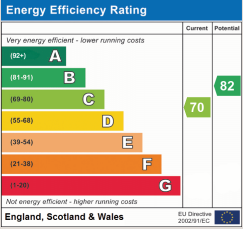
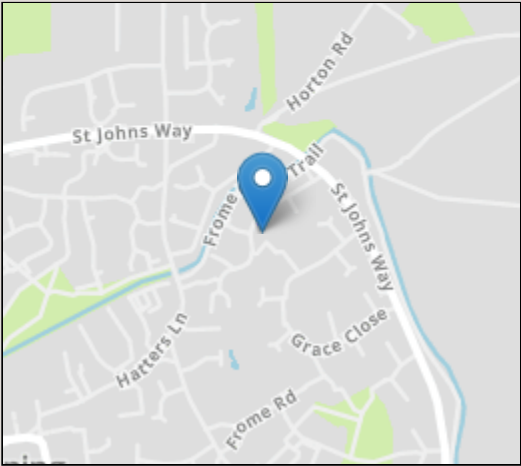
Directions

From St Johns Way turn into Manor Way and after a short distance you will see number 13 on your left hand side.

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

Tenure - Freehold

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



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