



Plot 35 'The Berkeley' by Redcliffe Homes, Dyrham View, Old Sodbury, South Gloucestershire, BS37 6LU

From
£480,000

BERKELEY

2 BEDROOM BUNGALOW PLOTS 34 & 35

The Berkeley is an impressive bungalow that makes excellent use of space throughout. It features an open-plan living/dining room, a kitchen, an en-suite main bedroom and a second bedroom, in addition to a utility and a family bathroom.

GROUND FLOOR

Kitchen	4400mm x 2819mm	14' 5" x 9' 3"
Living/ Dining Room	5136mm x 3794mm	16' 10" x 12' 5"
Bedroom 1	4120mm x 3286mm	13' 6" x 10' 9"
Bedroom 2	4115mm x 3062mm	13' 6" x 10' 1"

TOTAL AREA: 845 SQ FT | 78.5 SQ M

◀▶ The room sizes shown are taken from the dimension arrays on the floor plans, and a tolerance of +/- 50mm is allowed. External finishes on certain designs, layouts, window positions and styles may vary, please check with the Sales Advisor. These floor plans are a guide only and may be subject to change. Total area is approximate only. Computer generated image indicative only.



Ground Floor

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Welcome to Old Sodbury, a quaint Gloucestershire village nestled in the valley of the River Frome. At the foothills of the Cotswolds, Old Sodbury is located along the beautiful Cotswold Way. Popular with walkers, this picturesque trail meanders along the Cotswold escarpment offering stunning views across to the River Severn and Malvern Hills. Venture just a few moments from Old Sodbury and you arrive at Chipping Sodbury, a charming medieval market town with a vibrant, country atmosphere. Featuring a selection of cafés, restaurants, independent boutiques and markets – as well as ample free parking – Chipping Sodbury is a destination on your doorstep. For modern amenities, the small town of Yate lies to the southwest of Old Sodbury, and is accessible by bus, offering a host of contemporary shopping and sporting facilities, as well as a golf club, cinema and leisure centre. For commuters and city lovers, Old Sodbury is easily reachable from both Bath and Bristol, with the city lights and frequent rail connections 12 miles away in either direction. You're also just a short distance from the M4 and M5 motorways. 'Located on the edge of the Cotswolds Area of Outstanding Natural Beauty'.

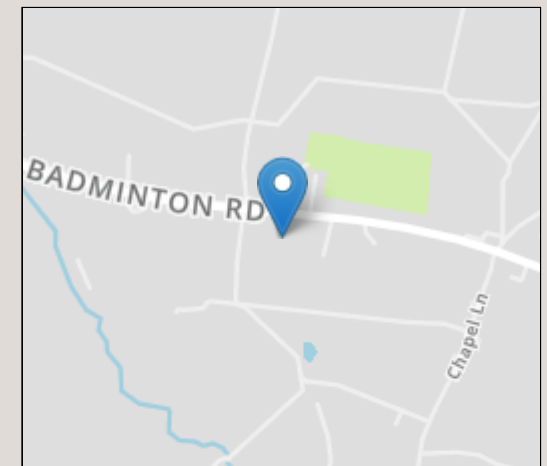
HIGH SPECIFICATION - With an emphasis on 21st-century living, each home has a contemporary specification to help you get the most out of every day, from the latest technologies accommodating at-home entertainment to modern, sustainable features thoughtful of the local environment and beyond. Sustainable features at Dyrham View: • High levels of wall, floor and roof insulation • A-rated appliances • Dual flush mechanisms • Low energy light fittings • Bird & bat boxes where applicable • Electric car charger • Double glazing • Air source heat pump • Fibre broadband to the premises

INDULGE YOURSELF - We know this is one of the most important investments you will make, so every home at Dyrham View is individually designed with you in mind. Our team of architects, builders and craftspeople are dedicated to finessing the small details to create a high-quality home that truly reflects your ideal lifestyle. Our contemporary homes combine innovation and technology with traditional features, all finished to the highest standard. And we're here to help you personalise the important details, such as your kitchen, tiles and other finishes*. The result is a sustainable, sophisticated home that's made perfectly for you.

MAKING YOUR MOVE TO A REDCLIFFE HOME AS SMOOTH AS POSSIBLE - On your move-in day your dedicated Sales Advisor will be there to ensure that the move-in is as smooth as possible. Once you have settled in, our Quality Assurance team will contact you to ensure you are delighted with your new home, and any 'niggles' dealt with quickly and without fuss. A comprehensive information pack is provided with details of all the working instructions of your new home and we are always at the end of the phone to help. The 10 year LABC warranty provides further peace of mind part of which Redcliffe offers a 2 year warranty after legal completion.

THE CHOICE IS YOURS - *Subject to build stage.

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





DEVELOPMENT LAYOUT

Moments away from the bustling market town of Chipping Sodbury, Dyrham View at Old Sodbury is a collection of 2, 3 and 4 bedroom homes. This striking new development offers high-quality, energy-efficient and contemporary homes.

- Key:
- Avonlister - 2 bedroom home
Plots 3, 4, 27 & 28
 - Berkeley - 2 bedroom bungalow
Plots 34 & 35
 - Sherston - 3 bedroom home
Plots 16, 17, 18 & 20
 - Dyrham - 3 bedroom home
Plots 1 & 9
 - Fisham - 3 bedroom home
Plots 18, 22 & 33
 - York - 4 bedroom home
Plots 10, 12 & 15
 - Stanbury - 4 bedroom home
Plots 2, 6, 11, 13 & 14
 - Registered Provider
 - 1 Bedroom
 - 2 Bedroom
 - 3 Bedroom
 - 4 Bedroom



DYRHAM VIEW
OLD SODBURY

Redcliffe
HOMES