

Milburys

SALES LETTING MANAGEMENT

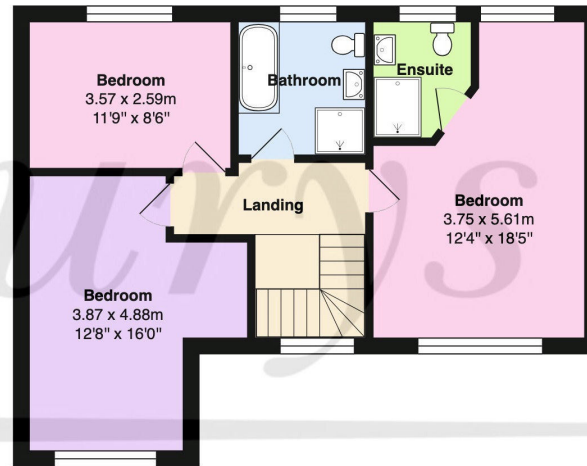


12 Culverhill Road Chipping Sodbury, South Gloucestershire, BS37 6EZ

£635,000



Ground Floor
Area: 115.1 m² ... 1239 ft²



First Floor
Area: 60.8 m² ... 655 ft²

Total Area: 175.9 m² ... 1894 ft²

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



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Rare to the market! This superb family home boasts an elevated position with wonderful views and is just a short stroll to schools and all of the amenities found in the nearby High Street. You are welcomed by an impressive frontage with ample driveway parking and access to a single garage. Inside the property there is a fantastic ground floor layout, offering flexible accommodation courtesy of a wonderful rear extension. From a large central entrance hall you will find a large study to the front, a downstairs cloakroom, then an impressive living/family/dining room which offers dual aspect and a working log burner, space for entertaining and a wonderful dining area. In addition to this there is a generous kitchen/diner with views out to the rear, modern white units and granite tops. This spacious room then leads to a utility room, and from there you can access the garage. The first floor (originally 4 bedrooms) now consists of a light and bright galleried landing leading into a superb master bedroom which runs from front to back of the house and has it's own ensuite shower room. Then a further two double bedrooms and a contemporary family bathroom complete this floor. (The owners explored having a loft conversion and drawings are available!) The rear garden is westerly facing and enjoys sunshine until the end of the evening. Laid to lawn and a raised deck, with mature planting and borders there is also a handy shed for additional storage. An ideal family home in a sought after location!

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

- Large Detached Family Home
- Rare To The Market
- Central Location - Easy Stroll to Schools, Shops, Cafes and High Street Amenities
- 3 Double Bedrooms (formally 4)
- Extended to the Rear
- Stylish Kitchen/Diner
- Study and Utility Room
- Westerly Facing Rear Garden with Sunset Views
- Garage and Ample Driveway Parking
- Council Tax Band - E - South Gloucestershire Council

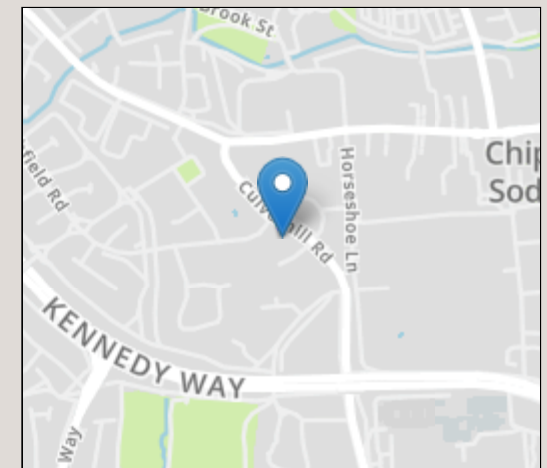
Directions

Leaving Chipping Sodbury High Street, head towards Yate and at the mini-roundabout take the first exit onto Culverhill Road. Number 12 can be found on your right hand side, shortly after turning into Highfield Road.

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	74	79
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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