

36 Horse Street, Chipping Sodbury, South Gloucestershire BS37 6DB

Set in the heart of Chipping Sodbury, this beautiful period property boasts an enviable location just a short stroll from the popular High Street where you will find an abundance of independent shops, deli's, cafes and public houses. This handsome family home offers far more than first impressions. Entering the property you will find a welcoming entrance hall, from here there is access to the formal living room at the front featuring a period inglenook fireplace with working log burner and large sash window that overlooks the street. This lovely room opens onto to a large internal dining hall, with window and door out to a small internal courtyard, then stairs that lead to the upper floors. From here you will find a stunning kitchen/breakfast room to the rear, soaking up the views from a glorious rear garden. Granite tops, integrated appliances, large breakfast bar and inset range style oven. This contemporary space then leads to a guest WC and further access to the inner courtyard. Moving to the first floor, a light filled landing invites you to the master bedroom. This generous space has built-in wardrobes, a stylish ensuite then a further room is found to the rear. A delightful space ready to be used in many ways (study, nursery, dressing room, reception area) and includes a lovely balcony that proudly sits looking down the garden - a delightful way to enjoy the south facing garden with a morning coffee or an evening G and T! Moving through the first floor there is also a further double bedroom and a modern family shower room, then a further staircase leading to the top floor. Here you will find a large light filled bedroom and further exposed period beams and stonework. This amazing family home then enjoys a BEAUTIFUL rear garden, filled with mature planting, several patio and seating areas, stone walled and with a feature pond. You will find a stylish covered bar/seating area at the back, then a hidden vegetable garden with raised planters to enjoy. This then leads to a DOUBLE GARAGE at the end of the plot with driveway parking for 4 cars. (Accessed via Woodmans Close).

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.

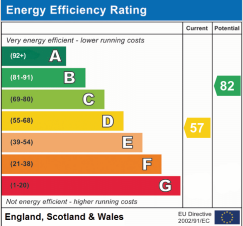
Property Highlights, Accommodation & Services

- Grade II listed • Beautifully Presented Throughout • Prestigious Period Townhouse • Glorious 150ft South Facing Rear Garden
- Stunning Refitted Kitchen to the Rear • 2 Large Reception Rooms • 3/4 Double Bedrooms • Double Garage with Ample Parking
- Beautiful Balcony Room off the Main Bedroom • Council Tax Band - E - South Gloucestershire Council

Directions

From the Milburys office in the High Street, head toward the War Memorial where the road then bears to the right and turns into Horse Street. Continue straight and as the road bends to the left, No 36 will be seen in front of you, the middle of three.

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



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