



Chapel Lane, Old Sodbury

A thoughtfully updated five bedroom character property sitting in the popular village of Old Sodbury

£850,000



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DESCRIPTION

Elm Grove Cottage is situated on the outskirts of the Cotswold village of Old Sodbury towards Doddington in an area denoted as an Area of Outstanding Natural Beauty (AONB). The Cotswold Way passes by the front of the cottage and the Frome Valley walkway forms the boundary to the side. The cottage enjoys open farmland views to the front and lovely westerly aspect to the rear.

Old Sodbury is well situated just a short drive from the historic market town of Chipping Sodbury with a range of independent local shops, pubs and restaurants and the recently opened Waitrose store. The nearby A46 gives great access to the M4 with excellent links to both bath and Bristol City centres. Surrounded by the beautiful Cotswold Countryside the village itself has a COE Primary School (rated outstanding by Ofsted) next to the beautiful St Johns Church, a private nursery (a short walk away), a pub/restaurant (The Dog) at the end of Chapel Lane, a hotel and as mentioned earlier a historic Cotswold Way and The Frome Valley Walkway.

Additional noteworthy features include double glazing, a full oil-fired central heating system, many original features There are reclaimed ledged & braced doors throughout, many ground floor rooms with flag stone floors, first floor rooms have many polished/pained floorboards.

Outside the cottage has a small garden to the front which is brightly planted and enclosed by an original low stone boundary wall. The rear garden is a good size being enclosed on two sides by a natural limestone boundary wall and a large conifer screen to the reaming side making it a private and very usable space. There is a large terrace across the rear of the property with raised lawn and extensively planted borders. There is access on both sides of the property. There is a detached oak framed two bay open carriage garage to the side with limestone pebble driveway affording additional parking. This is accessed directly from Chapel Lane.

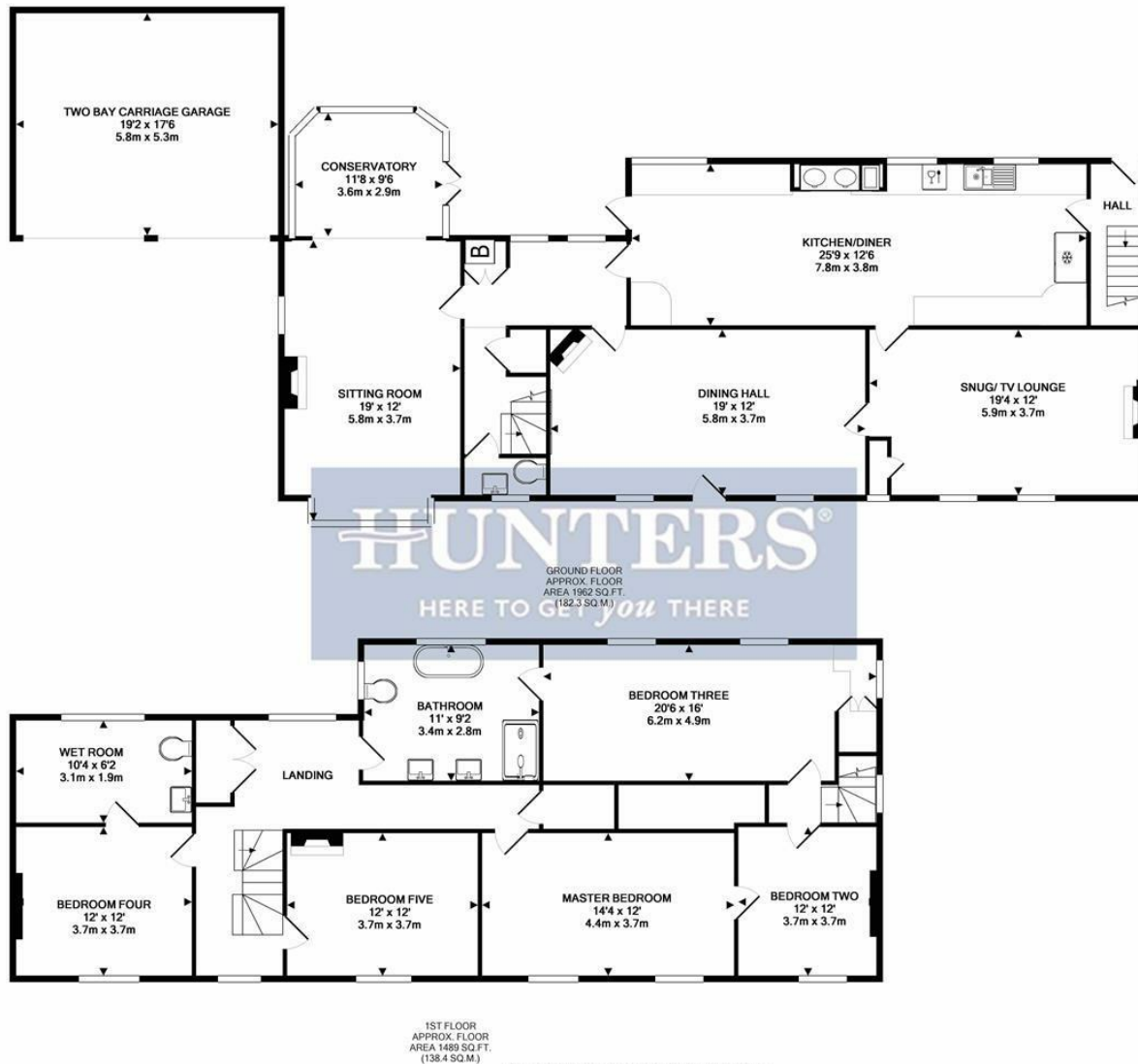
TENURE
Freehold

COUNCIL TAX BAND
F

- Array Of Original Features
- Farmhouse Style Kitchen
- Three Reception Rooms
- No Onward Chain
- Idyllic Village Location
- Views Of Countryside To Front
- Parking For 4 Vehicles
- Oak Framed Carriage Garage
- Westerly Facing Garden







TOTAL APPROX. FLOOR AREA 3451 SQ. FT. (320.6 SQ. M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 79 |
| (69-80) C | | | |
| (55-68) D | | 45 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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