



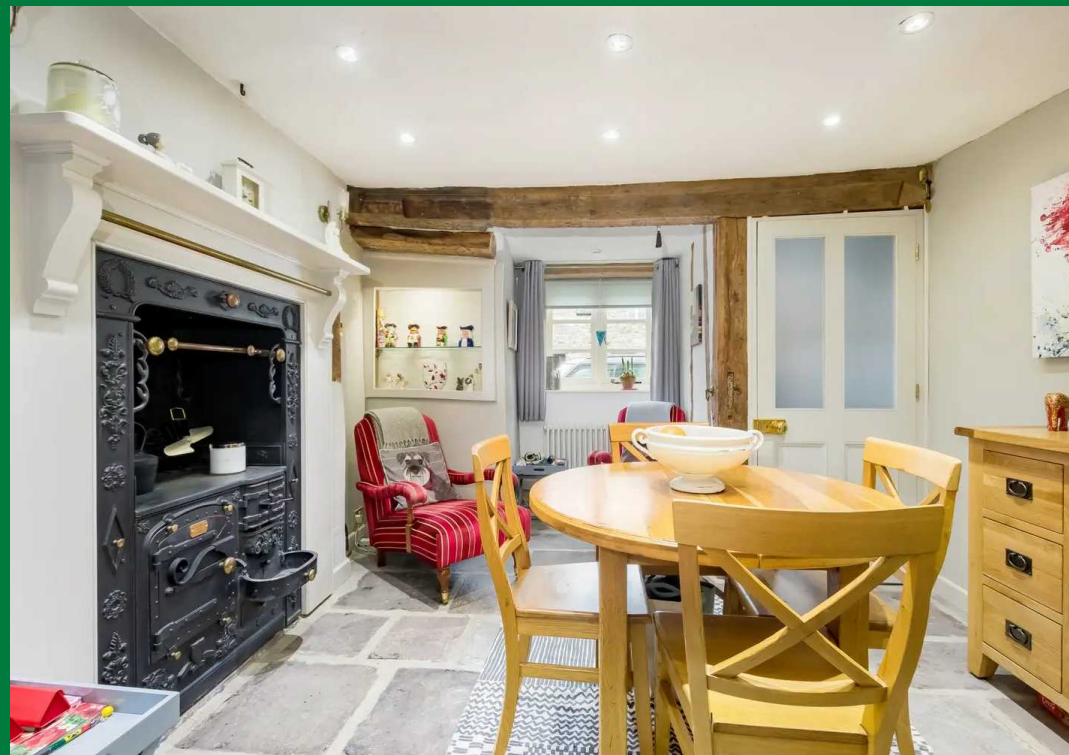
COUNTRY  
PROPERTY



## Christmas Eve Cottage

Chipping Sodbury

£349,950



# 15 Horse Street, Chipping Sodbury, BS37 6DA

This beautiful historic cottage is in the heart of Chipping Sodbury, offering quirky and unique accommodation with origins in the C14 and would have started life as a hall house. Loving renovated by the current owners who'll be sad to leave what's truly been a love affair. With 1 bedroom and an ensuite, this quaint property is perfect for those seeking a cosy home. The property also features a garage and driveway parking, which is very rare considering it's location in the High Street.

The garden and outbuildings create a serene outdoor space for relaxation and enjoyment. A patio, accessed from the kitchen door and side access path, offers a lovely sun trap to sit and unwind. A shared path leads to the rear garden, which boasts a lawn area, a second hidden patio, greenhouse, shed, pond, and shrubs. Additional features of the property include a potting shed with a window overlooking the garden, as well as a Shepherd's Hut, available by separate negotiation. Parking for one car is available in front of the garage, behind private gates that are accessed off Melbourne Drive.

- Beautiful Historic Cottage
- Heart of Chipping Sodbury
- Quirky & Unique Accommodation
- Bedroom & Ensuite
- Garage & Driveway Parking
- Garden & Outbuildings
- Grade II Listed
- Vendors Suited

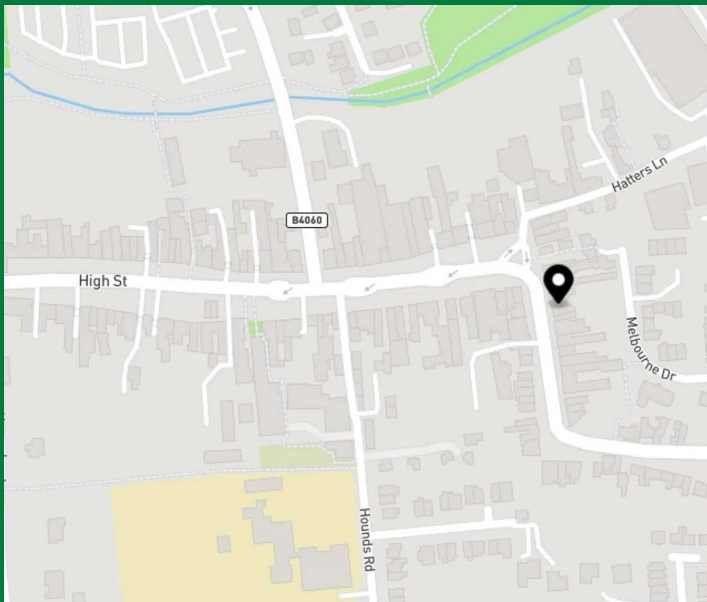
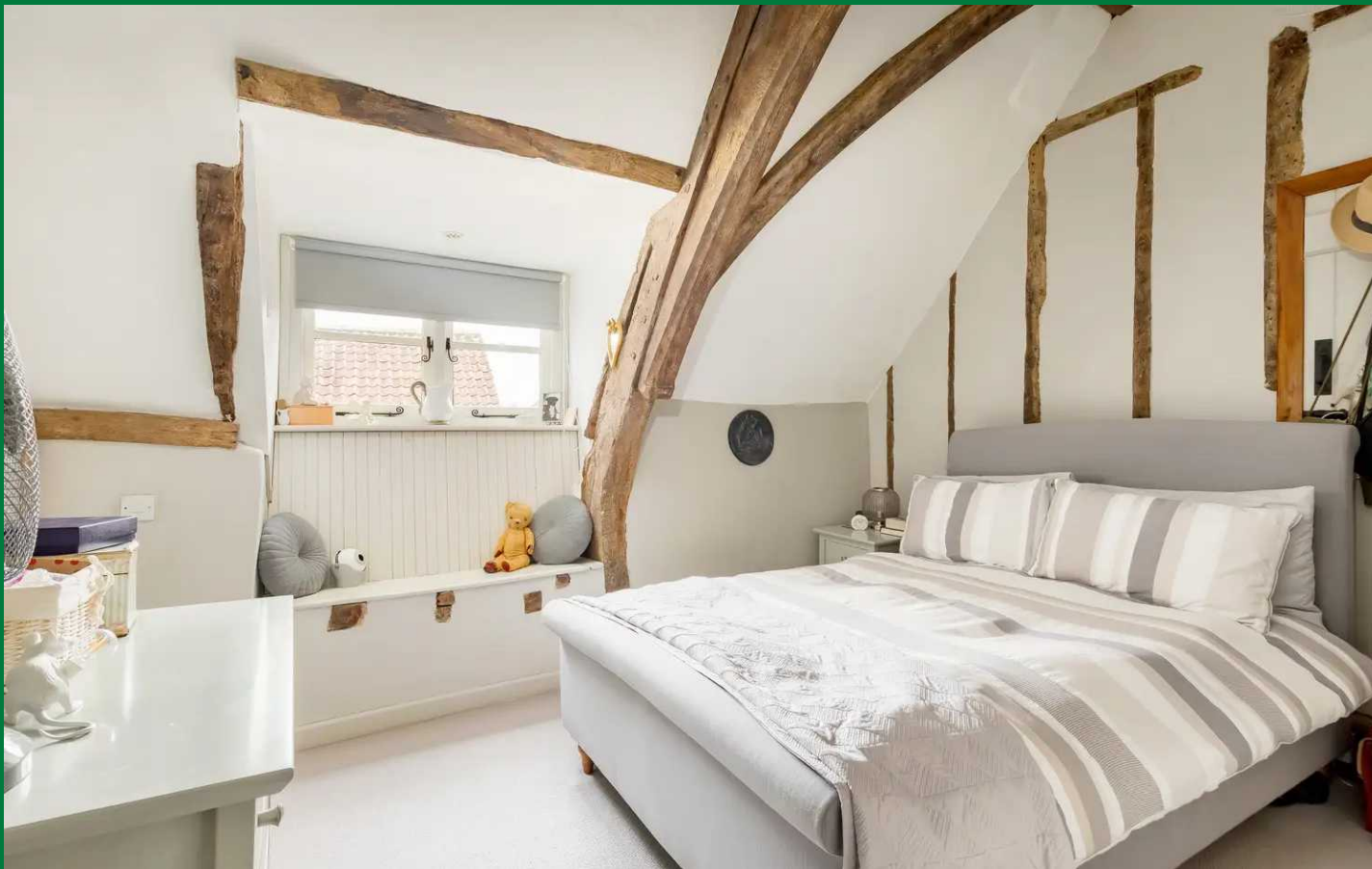


## Chipping Sodbury

Chipping Sodbury is a thriving historic market town dating back to pre-1300s. Nowadays a diverse range of social, craft and leisure clubs and organisations thrive here. It has a Waitrose supermarket and a variety of artisan shops, an award winning bakery and butcher, a Town Hall events venue, and a handful of local pubs and restaurants to sample. Sports teams, playing fields, play parks and country walks on the common are all on your doorstep. Bristol and Bath = 14 miles. M4 J18 = 4 miles. M5 J14 = 8 miles. Yate rail station = 2 miles. Aztec West, Abbeywood and Cribbs Causeway = 7 miles.

Beautiful historic cottage in Chipping Sodbury. Quirky and unique with origins in the C14. 1 bed, ensuite, garage, driveway parking. Serene outdoor space with patio, lawn area, hidden patio, greenhouse, shed, pond, shrubs. Grade II listed. Vendors ready to sell. Book a viewing now! Council Tax band: B

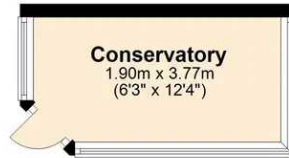
Tenure: Freehold





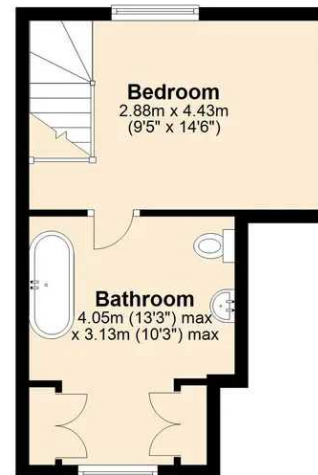
You can include any measurements, floor plans or distances that you want in your particulars.

### Ground Floor



Sketch plan for illustrative purposes only  
Plan produced using PlanUp.

### First Floor



Disclaimer:- These particulars are set out as a general guide only and do not constitute any part of an offer or contract.

Details, photographs, measurements, floorplans and distances are given as a guide only and must not be relied upon for the inclusion of any visible fixtures and fittings.

Asking prices, rents, or other figures quoted are believed to be correct at the time of publication. They are presented in good faith but without any responsibility, must not be relied upon as statements or representations of fact, and any affected parties must satisfy themselves by inspection or otherwise as to the correctness of each of them by their solicitor prior to exchange of contracts.

We have not carried out a structural survey. Any services, appliances and fittings have not been tested. We recommend independent specialist advice be taken if in doubt, about these, or any liability for VAT in respect of any transaction relating to this property.

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