



**COUNTRY**  
PROPERTY

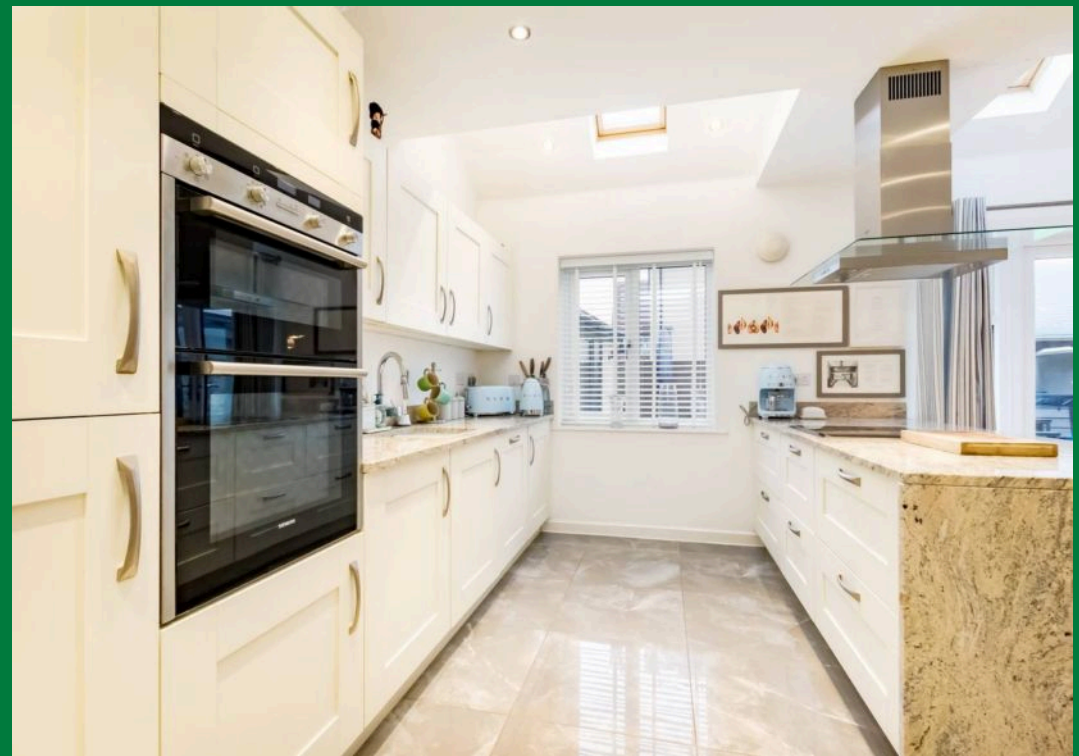
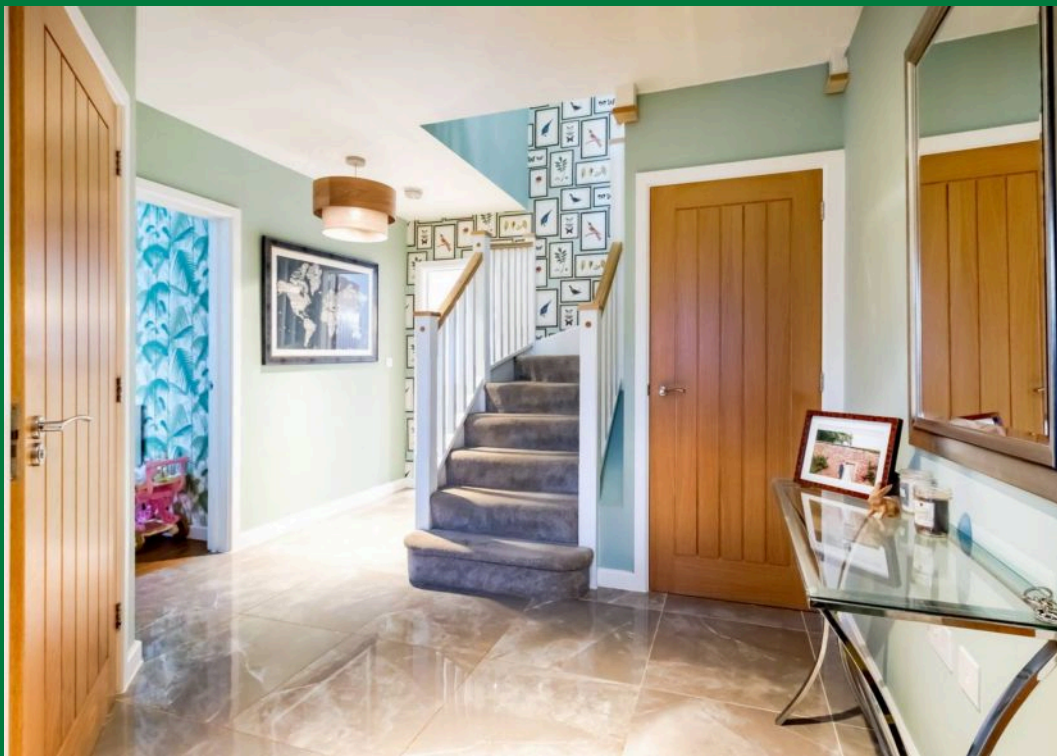


**18 Quarry Bank**

Chipping Sodbury

**£760,000**







# 18 Quarry Bank

Chipping Sodbury, Bristol, BS37 6FJ

Stylish extended modern home with a totally unique outlook. A short walk from Chipping Sodbury High Street and Waitrose, is located this flagship 4 bedroom detached house with a Southerly-facing garden. It has been owned from new, when many optional upgrades were purchased – then more recently improved and extended to provide a cosy yet useable space for a busy family. The accommodation centres around a high-specification kitchen with full-width opening into a light-and-airy family room and generous lounge, which has bi-folding doors opening on to the South facing rear garden. Across the hall is an additional reception room, cloakroom and utility. Upstairs there are four bedrooms, two having ensembles – and a family bathroom. Overlooking the garden, which has been landscaped for low maintenance, a contemporary home office/games room/man cave has been created, again with bi-folding doors to the garden and complete with shower room, sitting on the site of the former garage. In front of this, there is off road parking for four cars. Interesting seasonal views can be enjoyed down the length of the quarry – making this a unique and turn-key family home.

- Beautiful Detached House
- Extended Kitchen Family Room
- Picturesque Views
- 4 Bedrooms, Two Ensuite Showers
- Office Garage Conversion
- Quiet Location
- Energy Efficiency Band B
- Vendor Suited








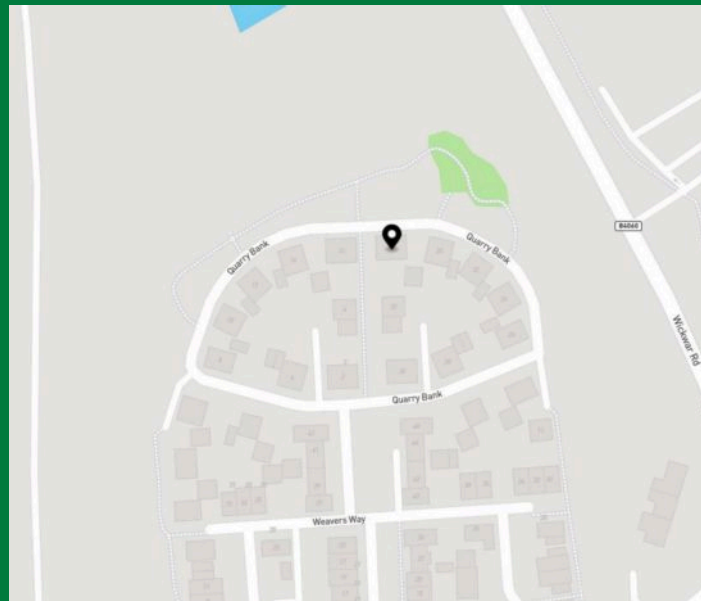
## Location:-

### Chipping Sodbury

This property is about a 5-minute walk from Chipping Sodbury High Street and Waitrose, a 5-minute drive from Yate Shopping centre. Chipping Sodbury is a medieval market town dating back to pre-1300s. Nowadays many social activities, clubs and organisations thrive here. There is a Waitrose supermarket and full range of artisan shops, a wide selection of local pubs and restaurants, an award winning bakery and butcher, and a Town Hall events venue. We have a Golf club, tennis, rugby, football and running clubs. Primary and Secondary Schools. 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.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		92
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b> <small>EU Directive 2002/91/EC</small> 		



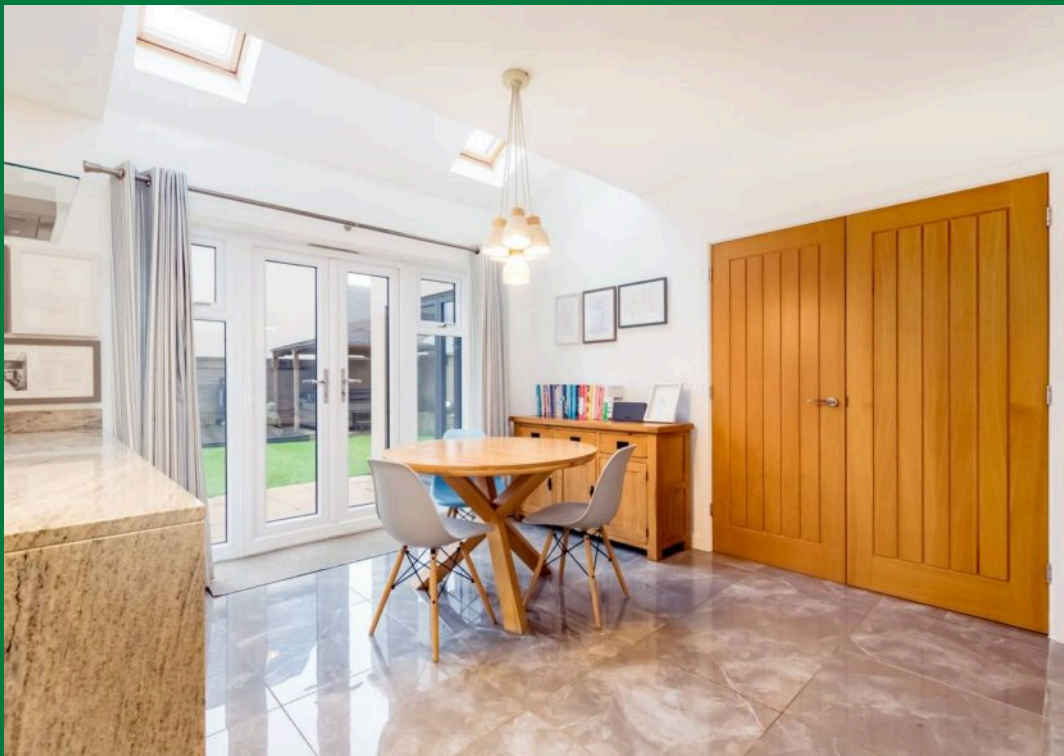
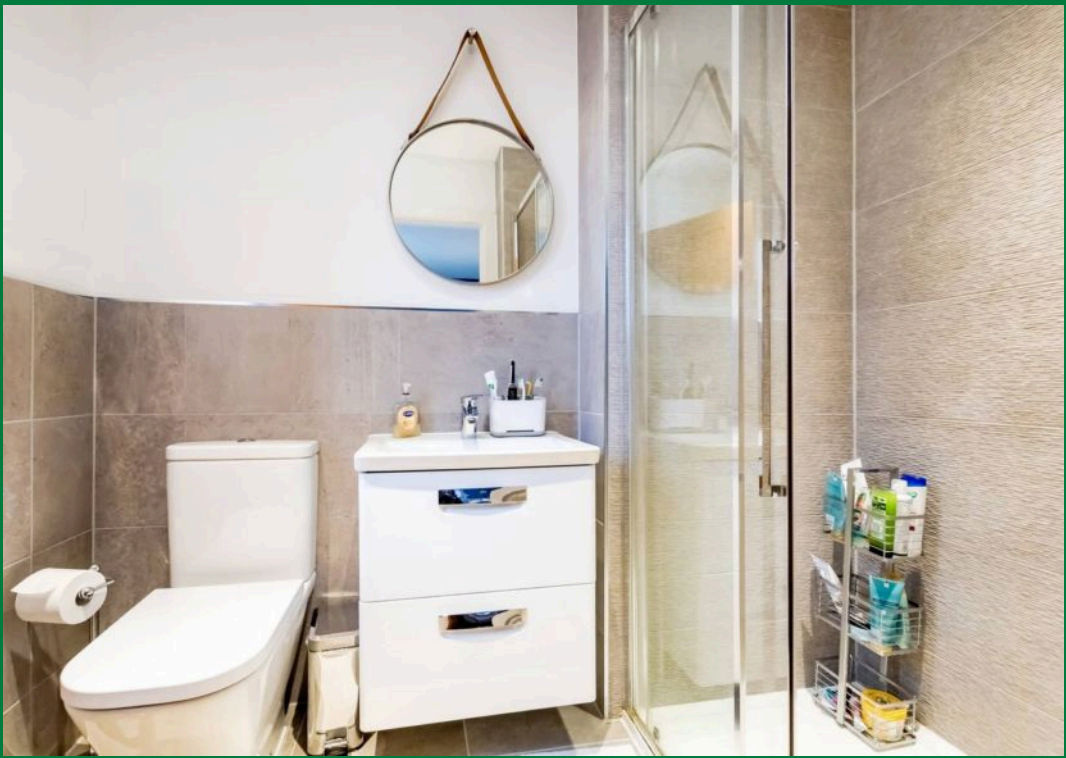
## Further Details:-

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B









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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