



**5 Church View**  
Chipping Sodbury

£678,000





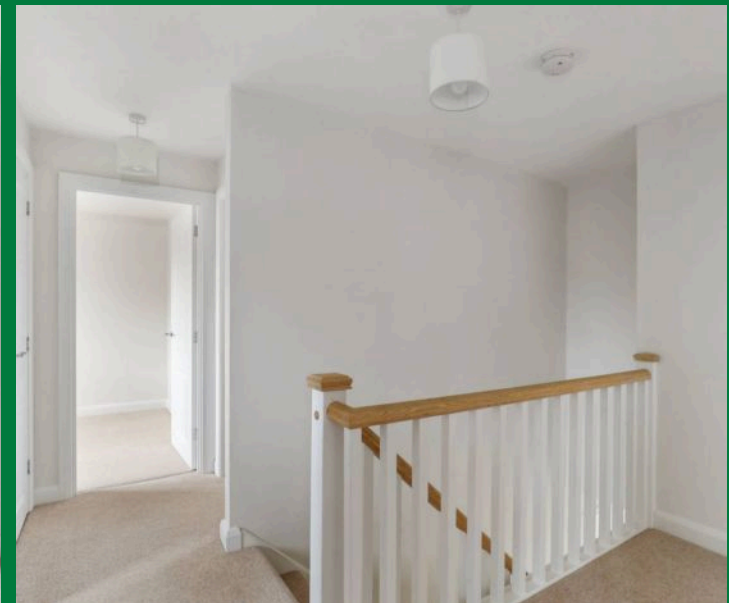
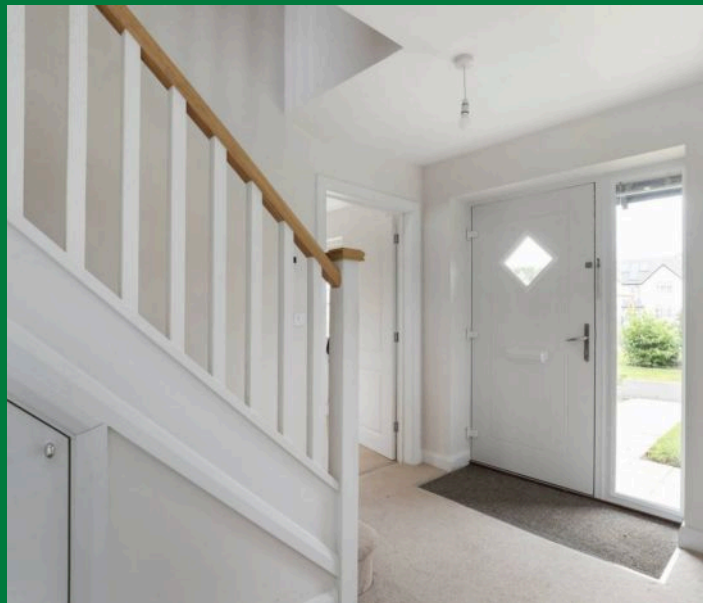
## 5 Church View

Chipping Sodbury, BS37 6FU

Beautiful 4 bedroom detached family house located a stone's throw from the historic High Street of Chipping Sodbury, with an enclosed south facing garden, being sold with no onward chain.

Built in 2023 by Cotswold Homes this Dyrham Superb is a very well designed property with light and airy rooms overlooking an open play area to the front and its own private garden to the rear. Internally the accommodation includes entrance hall, cloakroom, lounge, generous wrap around kitchen dining room, utility, 4 bedrooms with master ensuite and family bathroom. The enclosed rear garden has been landscaped and planted with roses and shrubs in the borders plus a pergola allowing shade over the patio providing a wonderful place to sit and enjoy the summer. There is a single garage, accessed via a personal door from the garden or the gated side access and driveway parking for 2 or 3 cars. The property also benefits from its own solar panels and the current owner has fitted an EV charge point. All being offered with no onward chain.

- Detached Family Home
- Generous Kitchen Dining Room
- 4 Bedrooms With Master Ensuite
- Walking Distance To High Street
- South Facing Enclosed Rear Garden
- Garage & Driveway Parking
- No Onward Chain
- Energy Efficiency Rating A







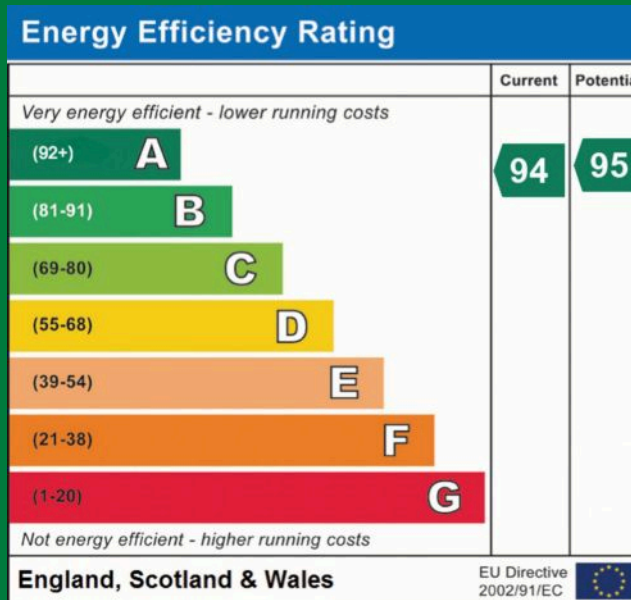
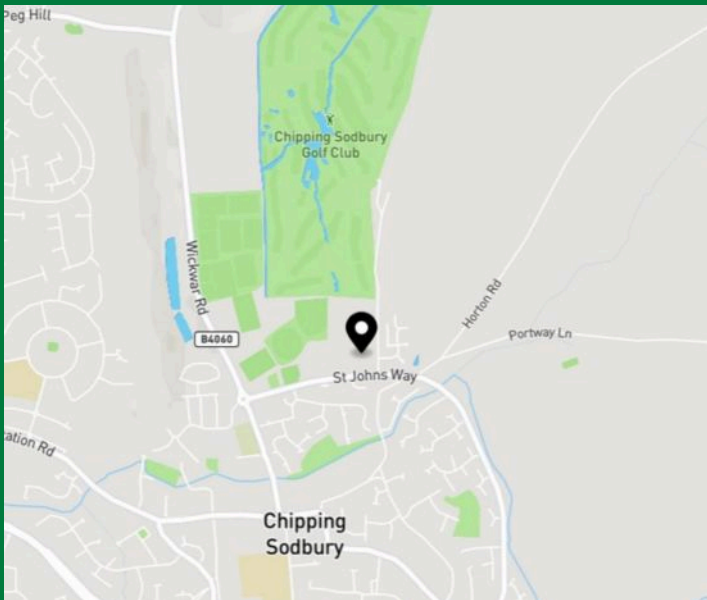
## Chipping Sodbury

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. 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 4-bed detached house in Chipping Sodbury with south-facing garden, built in 2023 by Cotswold Homes. Features light rooms, landscaped garden with pergola, garage, solar panels, and EV charge point. No onward chain. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: A

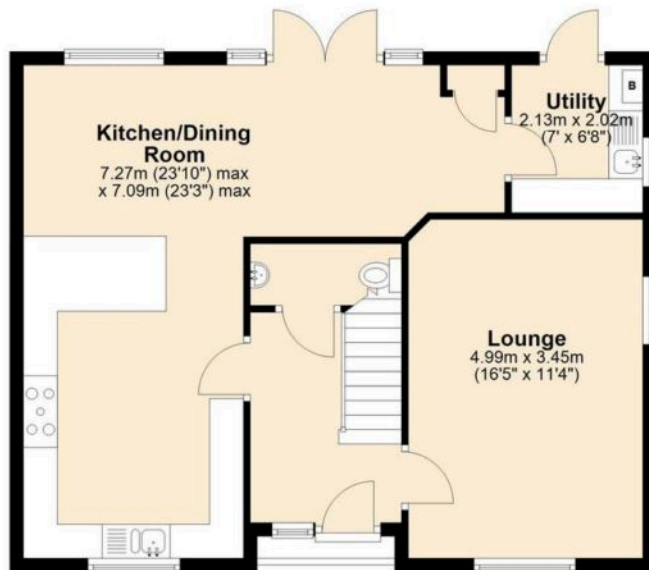






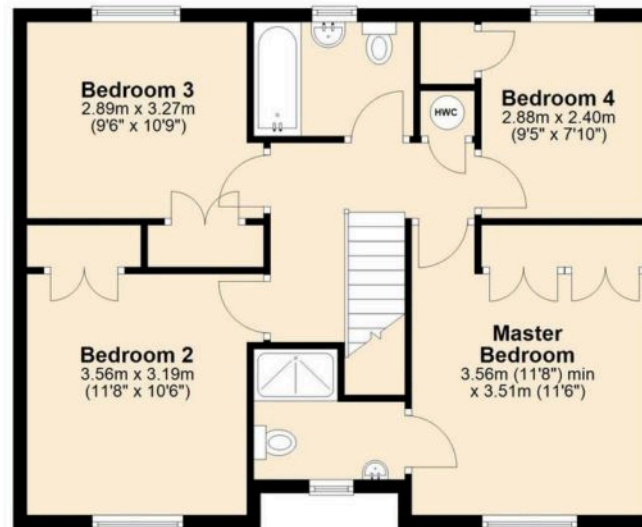
### Ground Floor

Approx. 65.0 sq. metres (700.0 sq. feet)



### First Floor

Approx. 65.0 sq. metres (700.0 sq. feet)



Total area: approx. 130.1 sq. metres (1400.0 sq. feet)

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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The Grange, 73 Broad Street, Chipping Sodbury  
South Gloucestershire, BS37 6AD

**01454 321339**

[www.countryproperty.co.uk](http://www.countryproperty.co.uk)  
[enquiries@countryproperty.co.uk](mailto:enquiries@countryproperty.co.uk)