



**1 Drovers Way**  
Chipping Sodbury

£725,000





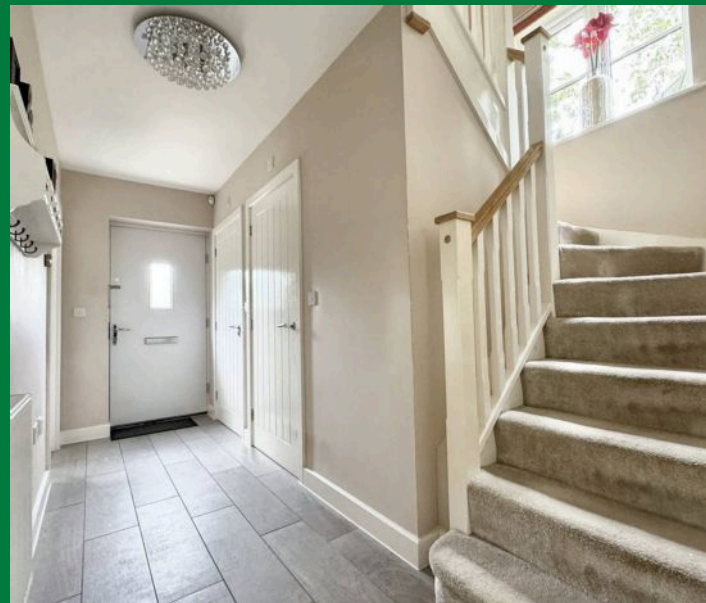


# 1 Drovers Way

Chipping Sodbury, BS37 6FB

Stunning 4 bedroom former show home for the Barnhill development with South facing rear garden and double garage. Situated in the leafy heart of Chipping Sodbury the property has an enviable position occupying one of the largest plots – if not the largest plot, in the vicinity. The spacious family home offers flexible accommodation which includes: entrance hall, cloakroom, lounge, impressive open plan kitchen family room, utility, 4 bedrooms with master ensuite and family bathroom. Above the detached garage is a generous room which has been used as bedroom 5 but could easily be a fantastic work-from-home office or even an annexe..? The enclosed South facing rear garden is a generous size for all the family to enjoy. Additionally, there is driveway parking for 4 vehicles. Unusually available within a such a short walk to the historic High Street, where there is a plethora of shopping, pub restaurants and a thriving social scene.

- Generous Plot
- Impressive Kitchen/Dining/Living Room
- 5 Bedrooms With Master Ensuite
- Double Garage & Driveway For 4 Cars
- Enclosed Garden With Leafy Outlook
- Potential Annexe / Air B&B
- Walking Distance To High Street
- Energy Efficiency Rating tbc







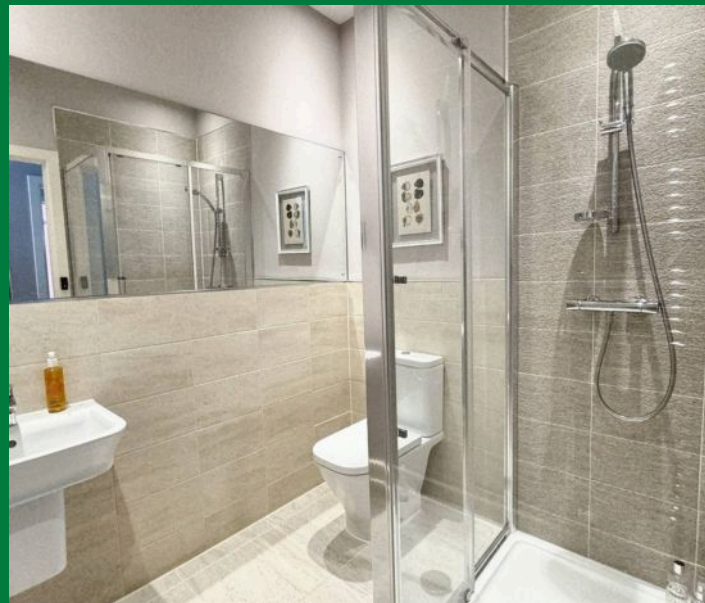
## Location

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. Popular 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.

Exciting 4 bedroom show home in the leafy Barnhill development. Larger plot with detached double garage, potential for annexe, parking for 4 cars. 4 bedrooms, ensuite, spacious garden, walk to High Street. Council Tax band: D

Tenure: Freehold

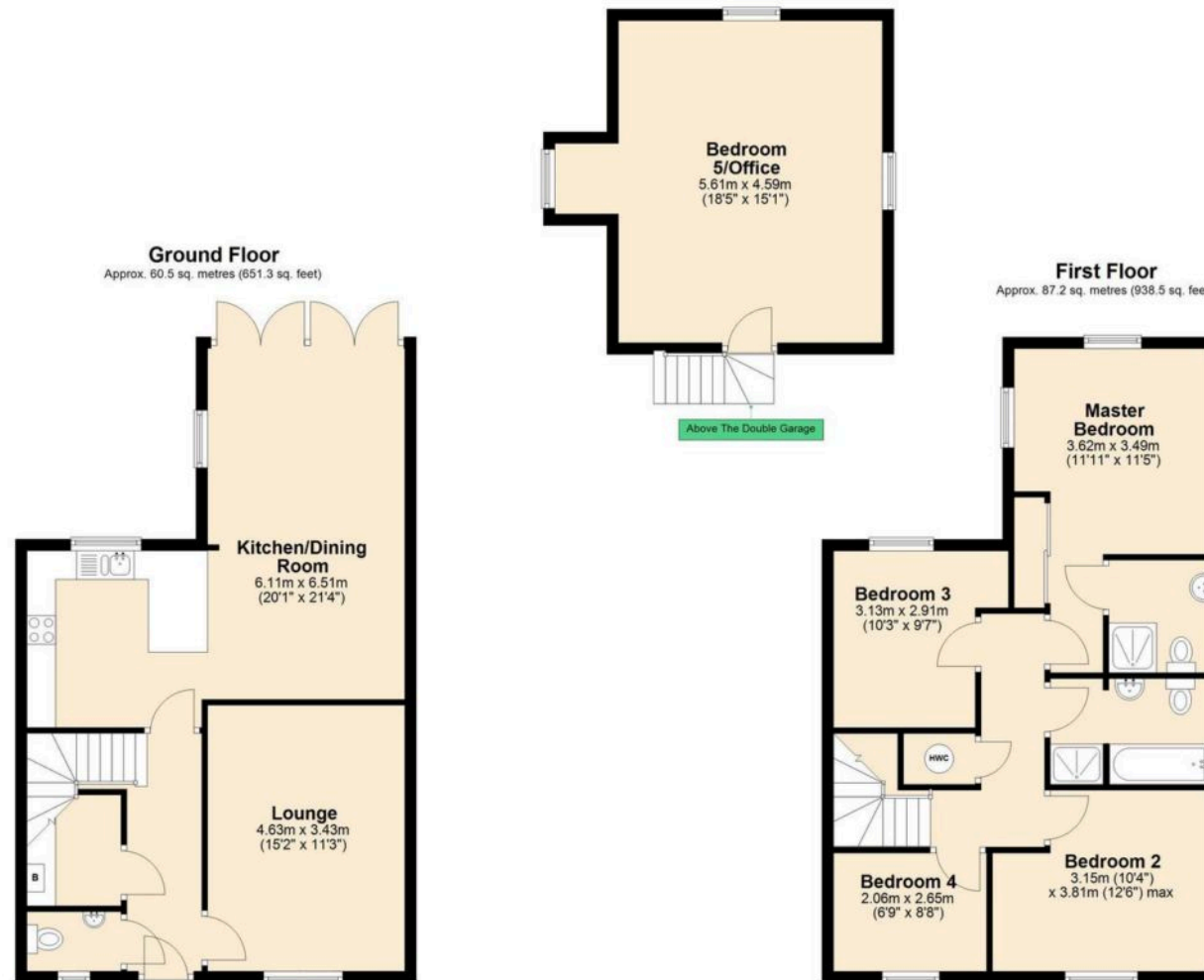
EPC Energy Efficiency Rating: B (EPC expired)











Total area: approx. 147.7 sq. metres (1589.8 sq. feet)

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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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