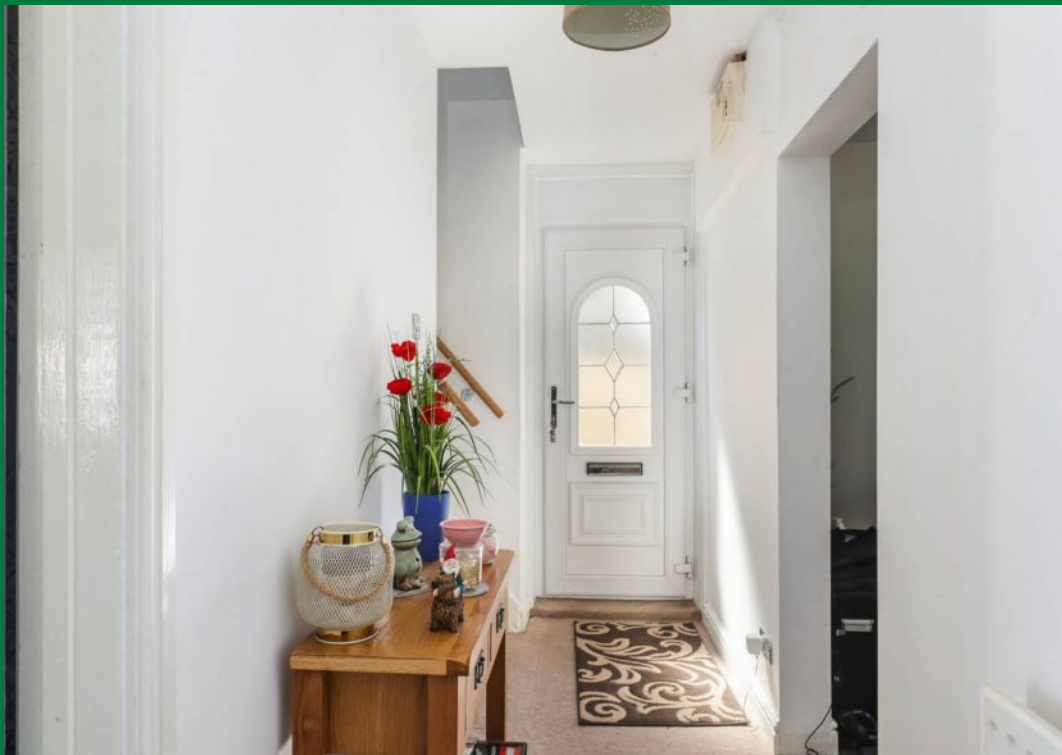






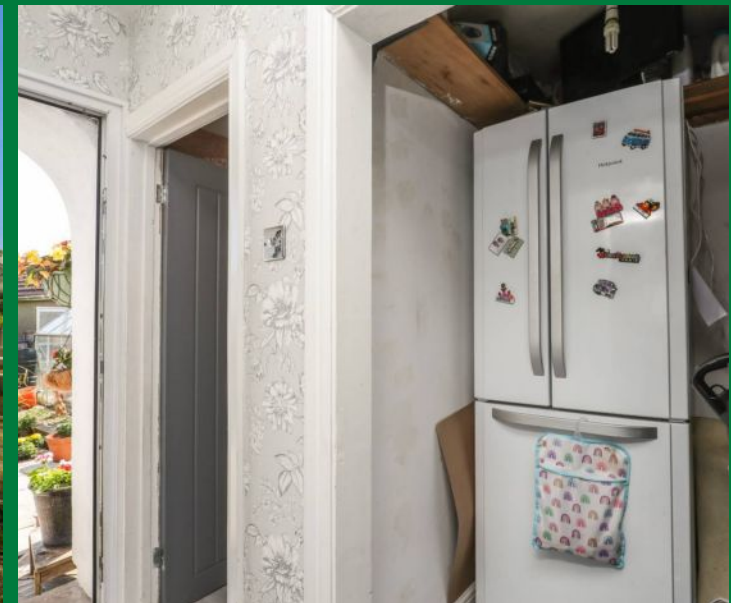
# 15 Blanchards

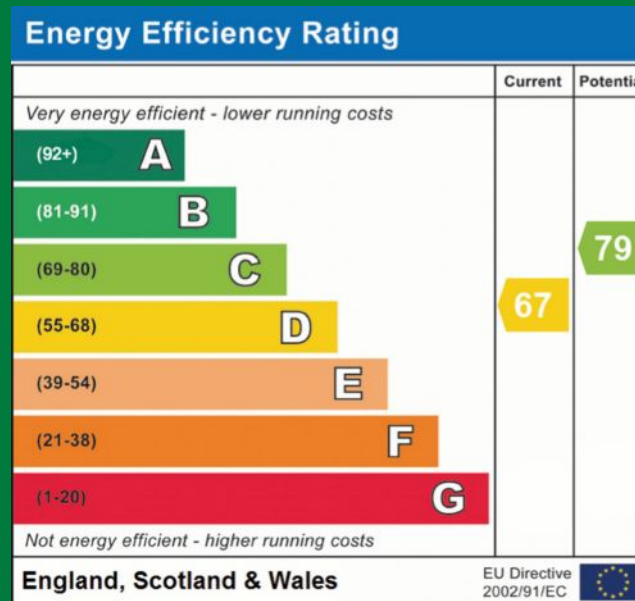
Chipping Sodbury, Bristol, BS37 6LJ

Established 3 double bedroom family home with a good sized back garden, in a small cul-de-sac that is just a short walk from Chipping Sodbury High Street. The accommodation is nicely presented having been modernised throughout.

Beautifully maintained and upgraded over the years, the property is ready to move in - complete with stunning Wren kitchen which overlooks the enclosed back garden. Ample accommodation includes hall, lounge, dining room, kitchen, downstairs cloakroom, 3 double bedrooms and bathroom - large enough for the whole family. Outside, there are 3 off-road parking spaces to the front, with gated side access to a generous enclosed back garden with patio, laid to lawn with shed, summer house and greenhouse. Located in a nice cul-de-sac of only 16 houses, the property has a non-estate feel, and has the bonus of pleasant views over rooftops toward the Cotswold Hills in the distance. Delightful pub restaurant The Bell is a 4 minute walk away, primary and secondary schools, and the location is perfectly convenient for motorway access to M4 or M5.

- Spacious Family House
- 3 Double Bedrooms
- Semi-Detached in Large Gardens
- 2 Reception Rooms
- 1920's Established Position
- Mains Gas Combi Boiler
- Off Street Parking for 3
- Energy Efficiency Band D





## Location and Situation:-

### Chipping Sodbury

From the property, walk to The Bell pub restaurant, 4 minutes; 7-minute walk from the High Street. Chipping Sodbury is a thriving historic market town with first settlement thought to pre-date 1300s. Nowadays there are many social activities, clubs and organisations to be a part of. It has a Waitrose supermarket and full range of artisan shops, an award winning bakery and butcher, a Town Hall venue, and a range of pubs and restaurants. Regular bus service from Chipping Sodbury to Yate Shopping Centre which has Tesco Extra, M&S Food, leisure centre and many shops. Yate rail station = 3 miles. Bristol and Bath = 14 miles. M4 J18 = 4 miles. M5 J14 = 8 miles. Aztec West, Abbeywood and Cribbs Causeway = 7 miles. Schooling, you have Chipping Sodbury secondary school 7 minutes walk away and St Johns Mead 10-minute walk. Access to miles of rural walks, across the railway footbridge to Kingrove Common and beyond, right on the doorstep.

### Further details:-

Council Tax band: B

Tenure: Freehold

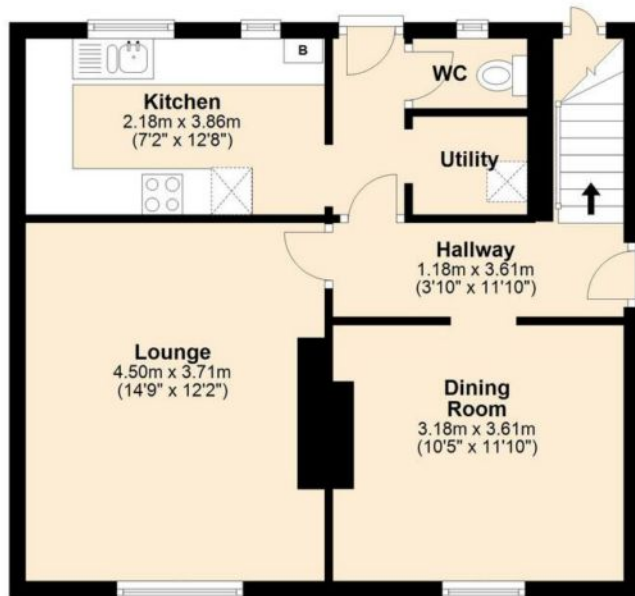
EPC Energy Efficiency Rating: D

Services: Mains gas connected



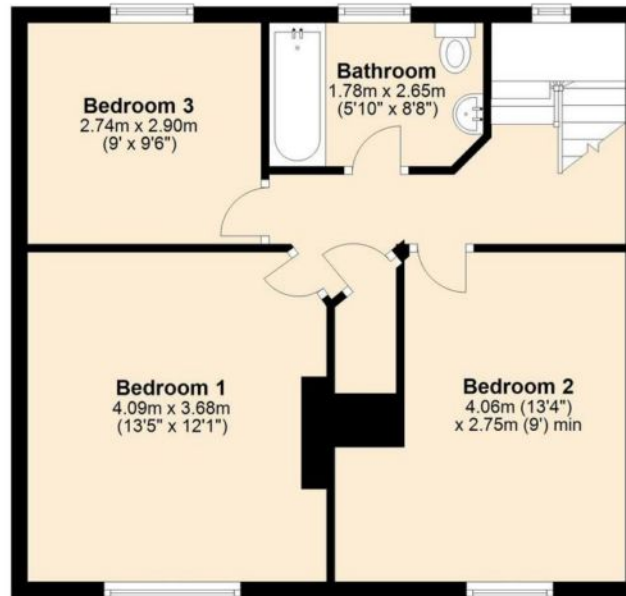
### Ground Floor

Approx. 46.3 sq. metres (498.2 sq. feet)



### First Floor

Approx. 51.1 sq. metres (550.2 sq. feet)



Total area: approx. 97.4 sq. metres (1048.4 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.

No person in the employment of Country Property has authority to make any representation or warranty whatsoever, in relation to this property. We retain the copyright to all promotional material used to market this property.



**COUNTRY**  
PROPERTY

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)