

OFFERS IN THE REGION OF

**£415,000**

**Hatters Lane**

Chipping Sodbury, BS37 6AA



## PROPERTY SUMMARY

A beautifully presented character cottage, believed to date back to 1913, seamlessly blending original charm with contemporary design. This delightful home opens with a welcoming entrance hall that sets the tone for the warmth and style found throughout. To the right, a cosy living room with a wood burning stove offers an inviting space for relaxation, while to the left, a versatile dining or reception room features a striking period fireplace, ideal for entertaining or everyday living.

The heart of the home is an impressive modern kitchen and dining area, thoughtfully designed for both functionality and style. With integrated appliances, a utility area, and access to a downstairs shower room, WC, and dedicated laundry room, the layout suits busy family life and effortless entertaining. Bi-folding doors open onto a charming courtyard garden with a seating area perfect for alfresco dining.

The generous garden is a substantial size, offering a well maintained lawn, a decorative stone seating area, and a patio at the far end creating multiple zones for relaxation and outdoor enjoyment. A stylish summer house sits near the rear of the garden, with further space beyond for a private retreat, hobby area, or potential for further landscaping. This unique home offers the perfect balance of period character and modern convenience in a peaceful and private setting.

2



2



3

















GROUND FLOOR  
543 sq.ft. (50.4 sq.m.) approx.

1ST FLOOR  
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA: 888 sq.ft. (82.5 sq.m.) approx.

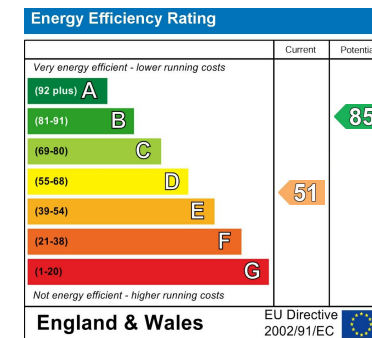
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025

**LOCAL AUTHORITY**  
South Gloucestershire

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
C

**VIEWINGS**  
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



#### OFFICE DETAILS

01454 529 024

sales@hobbspropertyagents.co.uk