



## THE VICARAGE

Horseshoe Lane | Chipping Sodbury | Bristol | BS37 6ET

HUGHES **HS** SEALEY

# Welcome to... THE VICARAGE

Welcome to The Vicarage, a wonderful five-bedroom detached family home located in the sought-after mediaeval market town, minutes from the High Street yet far enough away to miss the hustle and bustle of town life. Offered for sale with no onward chain, the home sits within a mature plot of circa 0.75 acre and benefits from a sweeping driveway leading to a detached garage. Due to the position, internal size of the home and external grounds, viewing is highly recommended.

Chipping Sodbury is situated just below the Cotswold Escarpment to the northeast of Bristol, to the north of the M4 and to the east of the M5. The well-established road network and the M4/M5 interchange provide links to Gloucester and Cheltenham to the north, Bristol to the southwest and Bath to the south.

The picturesque ancient High Street boasts a wealth of boutiques, shops and eateries, as well as many well-known stores, including Waitrose. Yate Train Station takes you via Bristol Parkway to London Paddington, perfect for commuters and for those working closer to home. The surrounding countryside of South Gloucestershire offers

a wealth of places to explore, with many beautiful country walks and picturesque villages waiting to be discovered. Returning to the property, the home is accessed via a five-bar wooden gate, leading to a sweeping driveway that provides off-road parking for multiple vehicles and, in turn, gives access to the detached red brick garage.

Internally, the home offers a wealth of accommodation across the two floors, with the ground floor benefiting from a spacious entrance hall, three reception rooms and a spacious kitchen/breakfast room.

The reception rooms comprise a living room with an open fire, a dining room with doors giving access to the rear garden and finally a study, which enjoys an open fire, parquet flooring and views over the front grounds.

Completing the ground-floor accommodation are a utility room, pantry and cloakroom.

Upstairs are five well-proportioned bedrooms, four of which are double rooms, while bedroom five is a good-sized single room. Completing the upstairs is a three-piece family bathroom, which sits alongside a three-piece family shower room.









# Explore outside... THE VICARAGE

Externally, the grounds encompass the home. To the front are wonderful lawned gardens, which within sit a good selection of mature trees, which gives the front elevation a high degree of privacy, while to the rear is an expansive lawned garden, which within sits a variety of trees and shrubs and is enclosed by panel fencing.

- A wonderful opportunity to purchase this five-bedroom detached former vicarage
- Located within minutes' walk of Chipping Sodbury High Street, yet away from the hustle and bustle
- Offered for sale with no onward chain
- Sat within a mature plot of circa 0.75 acre
- Internally offering circa 2600 square feet of internal space
- Entrance hall, three reception rooms comprising living room, dining room and study

- Ground floor completed by kitchen/breakfast room, utility, pantry and cloakroom
- First floor offers four double bedrooms, one single room, bathroom and shower room
- Externally is a large driveway, detached garage and wonderfully mature gardens
- A property that comes with a high recommendation to view

## DIRECTIONS

To locate the property, please enter the following postcode into your sat nav system: BS37 6ET. The entrance to Horseshoe Lane from the High Street is blocked so proceed up the High Street and take the left hand turn onto Culverhill Road. Continue along the road and take the second left onto Horseshoe Lane where the property is located on your right.





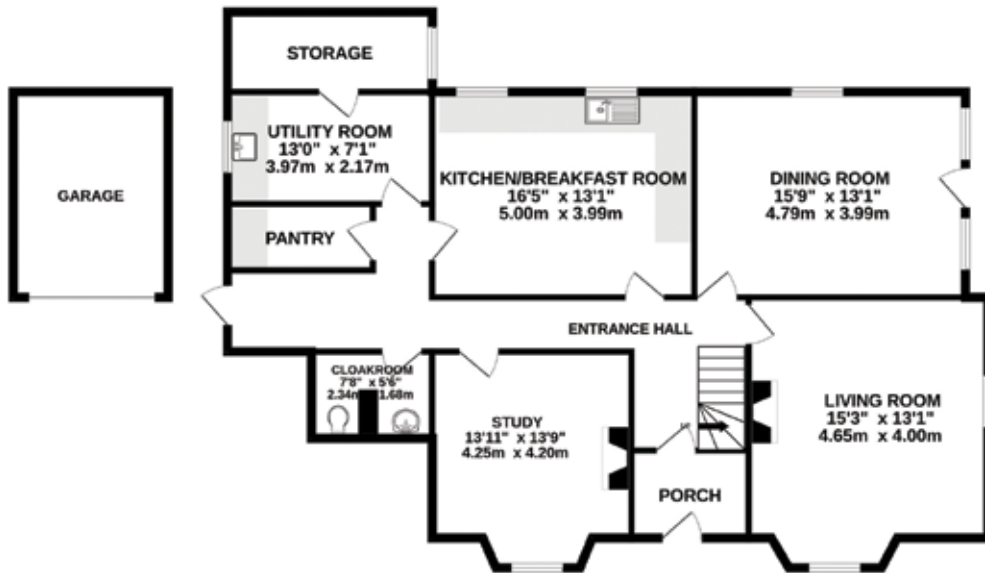




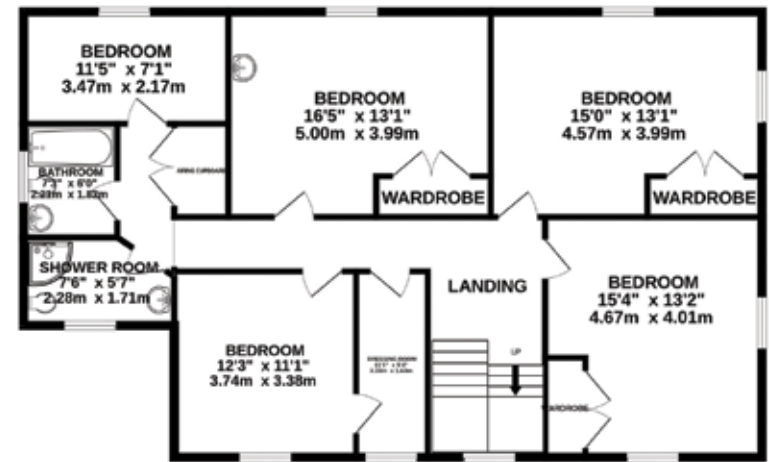




**GROUND FLOOR**  
1449 sq.ft. (134.6 sq.m.) approx.

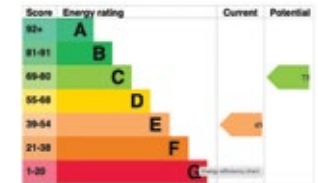


**1ST FLOOR**  
1255 sq.ft. (116.6 sq.m.) approx.



**TOTAL FLOOR AREA : 2704 sq.ft. (251.2 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.  
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