

**The Windmill, Trinity Lane, Chipping Sodbury, Gloucestershire, BS37 6PU**



Unique detached house  
Spectacular position on Chipping Sodbury  
Common  
Far-reaching panoramic views  
5 bedrooms  
3 reception rooms plus study  
Kitchen/dining room  
Indoor heated swimming pool  
Private 1 acre plot  
Mature wraparound gardens  
Double garage and gated parking



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Guide Price: £1,350,000**

Approximately 4,838 sq.ft in all

**'A wholly unique and very impressive detached house occupying the most spectacular position on Chipping Sodbury common set within 1 acre of private gardens'**



## The Property

Commanding a truly spectacular location, The Windmill is a unique and rare find situated on Chipping Sodbury Common and just 1 mile from the High Street. This stand-alone position boasts 360-degree panoramic views reaching across the Cotswold escarpment and even as far as the Welsh mountains. The property sits centrally within a well-established and private 1 acre plot.

Constructed within the grounds of a former windmill, the property has a colourful history originating as three cottages believed to have been built in 1771 which later became a hospital before being converted as one residential dwelling. The Windmill is available to the market for the first time in over 50 years and has been thoughtfully designed into a much loved family home. The substantial accommodation principally extends to around 4,265 sq.ft including a heated indoor swimming pool.

The ground floor configuration flows superbly well from room to room, perfect for family living and hosting guests. The entrance hall connects

to a front sun room overlooking the picturesque front garden. There are three generous reception rooms comprising a dual-aspect living room with large fireplace, a versatile family room with double doors to the rear garden, and a cosy sitting room. There is a further study at the side. The kitchen/dining room is a spacious light-filled room fitted with ample units and storage. There is an adjoining utility room and downstairs WC. Across the first floor there are five bedrooms all with excellent views and a modern family bathroom. The principal bedroom has a stylish en-suite shower room and extensive fitted wardrobes. The second bedroom also benefits from an open plan style en-suite shower room.

The property has the wonderful addition of an indoor heated swimming pool (4.75m x 10m) with double doors connecting to the garden and an adjoining wet room.

The outstanding location is breath-taking the moment you follow the lane onto the common to approach the property. Accessed over a cattle grid, the drive opens to a turning circle in front of the property with a parking bay to the side in

front of the double garage. The grounds wraparound the property and are screened by mature hedging trees. Laid predominantly to lawn, the gardens incorporate many thoughtfully positioned sun terraces and vibrant flower beds. The rear elevation features a magnificent wisteria over a pergola. There is a small orchard of fruit trees and a vegetable garden to the side.

## Situation

The property is located within 1 mile of the broad High Street of Chipping Sodbury. The attractive town of Chipping Sodbury sits on the edge of the Cotswolds and has excellent road links to the A46, the M4 and M5, Bristol and Bath. The nearby Yate train station (approx 1.9 miles away) also provides good transport links. The historic High Street dates back to the 12th Century and offers a wide and range of shops, café's and other facilities. Chipping Sodbury is set amongst beautiful countryside with nearby country walks, a lovely common, golf course, cricket club, rugby club, and tennis club.

## Additional Information

The property is Freehold with oil-fired central heating, private drainage, mains water and electricity. Standard broadband is available and there is good mobile phone coverage with some limitations. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. South Gloucestershire Council Tax Band G.

## Directions

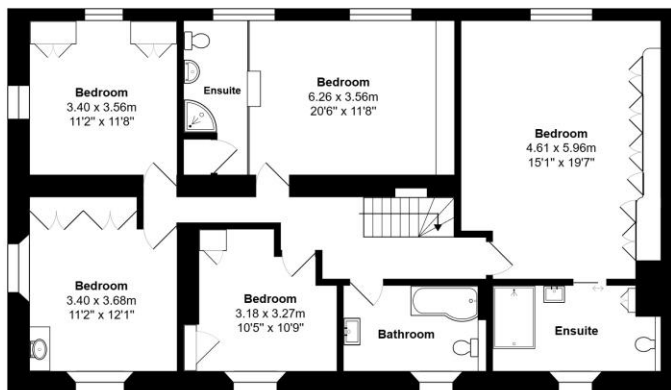
From Chipping Sodbury High Street, head north along Wickwar Road and pass over the mini-roundabout. At the next roundabout turn right onto St Johns Way. Then take the left hand turn onto Trinity Lane. Follow the lane towards the golf club passing over the cattle grid onto the common. The entrance to the property is located on the left.

Postcode BS37 6PU  
What3words: ///newsreel.dandelions.grapes









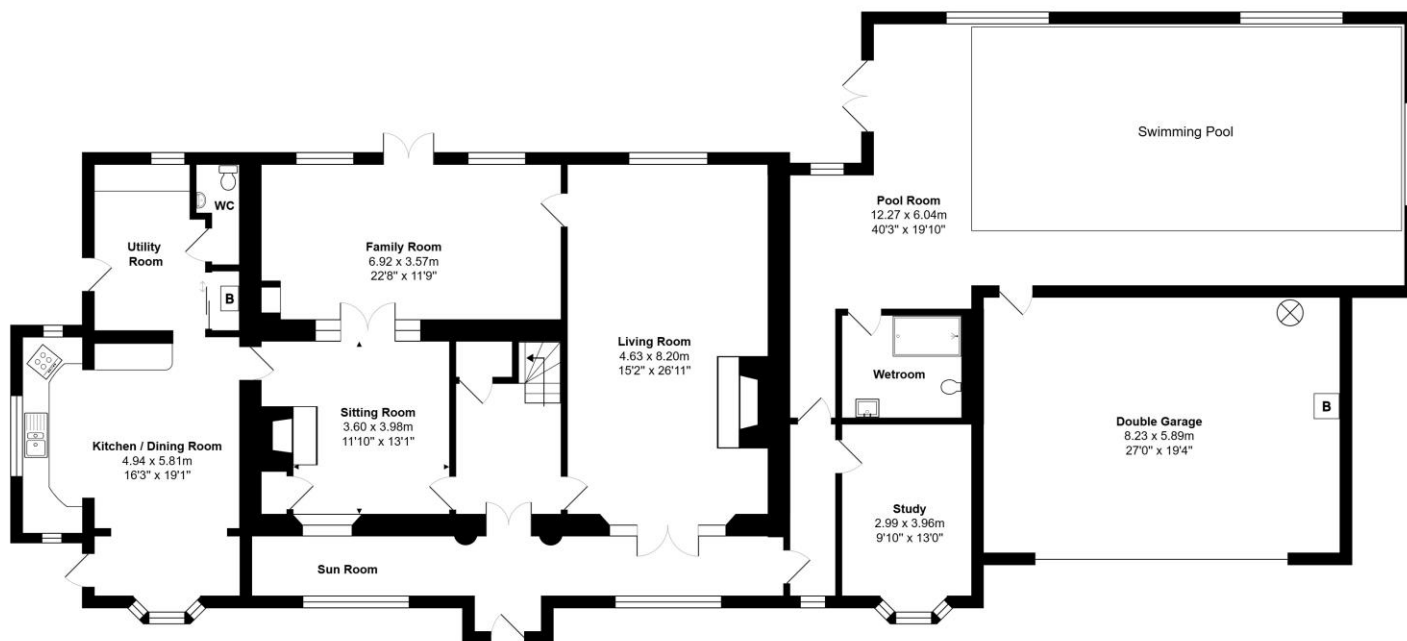
First Floor



Main House Area: 301.3 m.sq. ... 3243 sq.ft. (excluding pool facilities and garage)

Total Area: 449.4 m<sup>2</sup> ... 4838 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Ground Floor



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