



COUNTRY
PROPERTY



Hammerdown House

Old Sodbury

£799,500



Hammerdown House

Catchpot Lane, Old Sodbury, BS37 6SQ

Period family home nestled in an elevated, yet peaceful backwater location on the outskirts of this popular village. Incredible views to enjoy over the gardens - that extend to about one third of an acre, and beyond over our fine local countryside which surrounds the property. The semi-detached, 4-bedroom accommodation has plenty of space for the whole family.

Having been a happy family home for 50 years, Hammerdown House has an established charm owing from its 17th century origins, so you will find a few quirky features hidden within its stone walls! The accommodation in summary includes porch, entrance hall, sitting room, family room, spacious kitchen breakfast room, 4 bedrooms with ensuite shower room to the master bedroom, and bathroom. Many of the rooms enjoy a dual aspect outlook, some with far reaching views toward the Welsh hills in the distance. For those of you with green fingers, there's plenty of lawned garden to keep you busy, or just relax on the raised garden terrace with an evening tipple. The property is approached via its own 5-bar gated access with driveway parking. A beautiful and unique country residence that has much to offer its new custodians.

- Period Semi-Detached House
- Kitchen Dining Room
- Sitting Room & Family Room
- 4 Bedrooms & 2 Bathrooms
- In About A Third Of An Acre
- Driveway Parking
- Countryside Location & Views
- Energy Efficiency Rating D





Old Sodbury

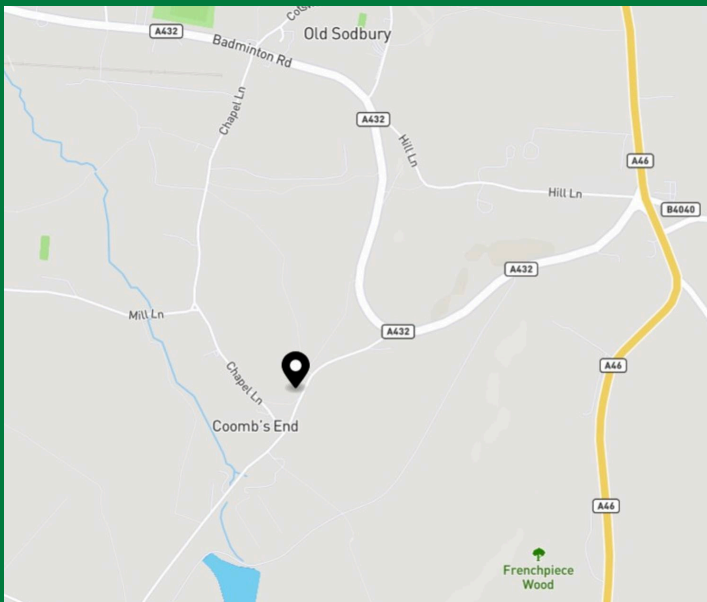
Old Sodbury is a well respected country village nestled on the edge of the Cotswold Escarpment. Well reputed local primary school, nursery, petrol filling station with small store, church, and The Dog Inn pub restaurant are a short walk from the property. There are miles of rural walks close by. A short 5 minute drive or bus ride into the medieval market town of Chipping Sodbury brings further shops and stores, pubs, restaurants, schools, church, cafes, award winning butchers and bakers, many other thriving clubs and societies, and a Waitrose supermarket. Also Yate Shopping Centre is a 10 minute drive.

Charming 17th century semi-detached home in Old Sodbury village outskirts. Elevated location with quirky features, 4 beds, stunning views, ample garden, and gated access.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





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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.

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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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The Grange, 73 Broad Street, Chipping Sodbury
South Gloucestershire, BS37 6AD

01454 321339

www.countryproperty.co.uk
enquiries@countryproperty.co.uk