



**£870,000**  
**Badminton Road**  
Old Sodbury, BS37 6LR

A spacious entrance hallway provides a welcoming introduction to the home and offers a natural flow into both the main living areas. To the front there is a well proportioned study / boot room. From the hallway you are led through to the living room, a comfortable and inviting space featuring a wood burner as its focal point, creating a warm and relaxed atmosphere.

The hallway also opens directly into the impressive kitchen, breakfast and dining room, which forms a fantastic open and social space. This area is fitted with integral appliances and finished to a high standard, offering an ideal setting for both everyday family life and entertaining.

From the living room, the accommodation continues into the outstanding rear extension, which provides a superb family room with underfloor heating, tiled flooring and two skylights that fill the space with natural light. Bi folding doors open fully onto the garden, creating a seamless indoor outdoor connection.

To the other side of the property there is a highly versatile wing comprising a bedroom or additional reception room, a utility room with a shower, and an adjoining play room / study. This section of the home offers excellent flexibility and could easily be used as a self contained annexe, with the option to separate it from the main house if required.

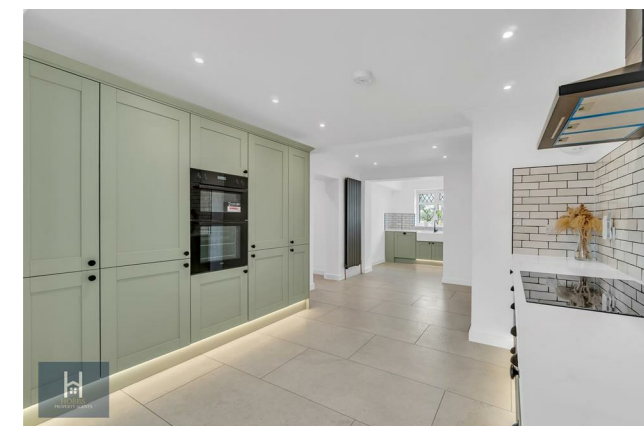
Upstairs, the principal bedroom offers a calm and inviting retreat, featuring a spacious walk in wardrobe and a stylish en suite bathroom. There are three further bedrooms, including two comfortable doubles and a well sized single room, perfect for family, guests or a home office. The layout has been carefully considered to create a sense of space, comfort and easy living throughout.

Externally, the property boasts a detached double garage and an extensive driveway, providing ample parking for multiple vehicles. The rear garden is fully private and beautifully maintained, featuring a patio area alongside a generous lawn, creating an ideal setting for both relaxation and entertaining. Two decorative stone areas add further character, with one positioned directly off the family room, offering a seamless extension of the living space and a perfect spot for outdoor living.

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TOTAL FLOOR AREA : 2221 sq.ft. (206.4 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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**LOCAL AUTHORITY**  
South Gloucestershire

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
G

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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



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