
HOBBS
PROPERTY AGENTS
£795,000
Villa View
Cotswold Lane, Old Sodbury, BS37 6NE

PROPERTY SUMMARY

The welcoming entrance hallway provides access to the principal ground floor rooms, with a spacious study positioned to the left and a generous living room beyond, where doors open directly onto the rear garden and take full advantage of the far reaching countryside views. To the right of the hallway is the well appointed kitchen, fitted with solid wood cabinetry, granite work surfaces, excellent storage and a range of integrated appliances, along with a useful cupboard housing the brand new oil boiler. The kitchen flows through into the dining room, creating a lovely space for entertaining, with a side door and further doors opening onto the rear garden. The hallway also provides access to a cloakroom with toilet, while stairs lead down to a tanked basement, providing valuable additional space with plenty of potential.

Upstairs, the principal bedroom is a particularly impressive size, offering plenty of space for larger bedroom furniture and benefiting from built in wardrobes. There is also a well appointed en suite with a shower, wash hand basin and toilet. There are three further double bedrooms, all generously proportioned, together with a good sized single bedroom which would work well as a child's room, guest room or home office. The first floor is completed by a stylish Porcelanosa family bathroom, adding a quality finish while maintaining the practical and well balanced layout that works really well for family living.

Outside, the property is approached via a private driveway owned by the residents of Villa View, which leads onto a generous block paved driveway with parking for several vehicles. The double garage has power connected and offers excellent storage, along with clear potential for conversion into an annexe or additional accommodation, subject to the necessary consents. To the rear, the garden is mainly laid to lawn with a well positioned patio area, ideal for outdoor dining and entertaining. One of the real highlights is the open outlook, with beautiful countryside views stretching towards Chipping Sodbury and giving the garden a lovely sense of space and privacy.

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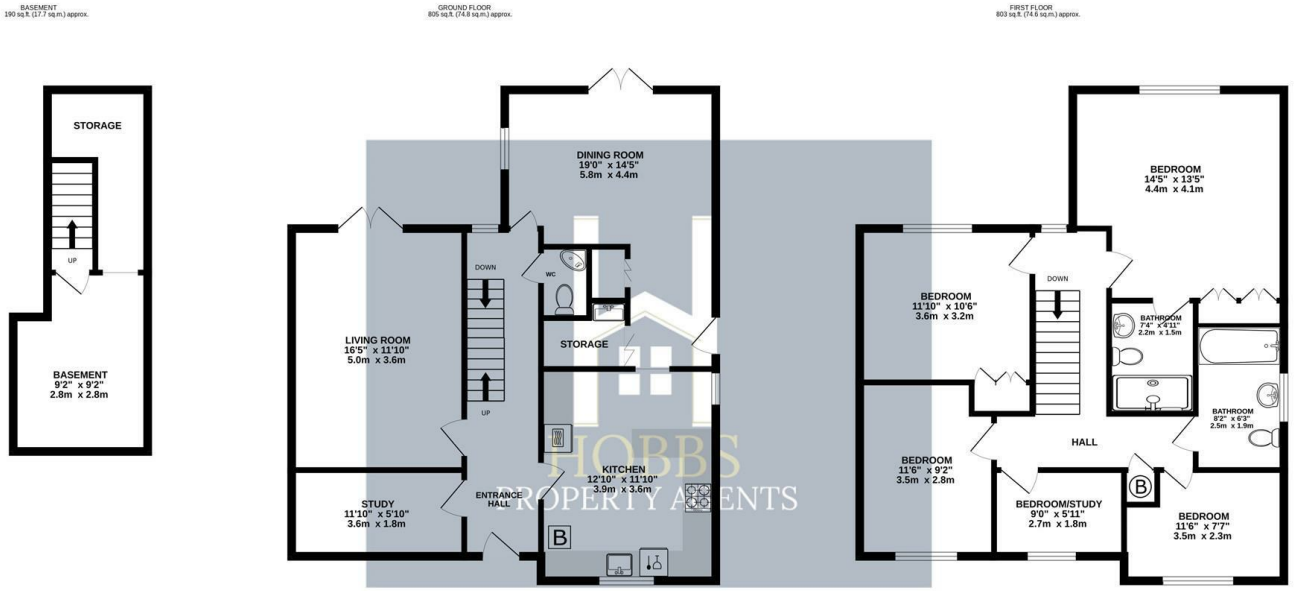









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TOTAL FLOOR AREA : 1799 sq.ft. (167.1 sq.m.) approx.

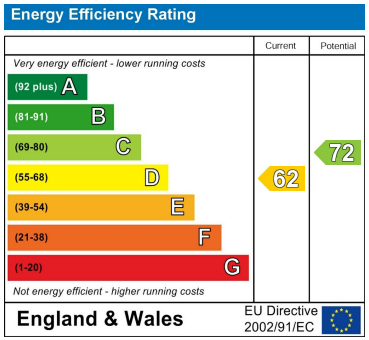
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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
E

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

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