



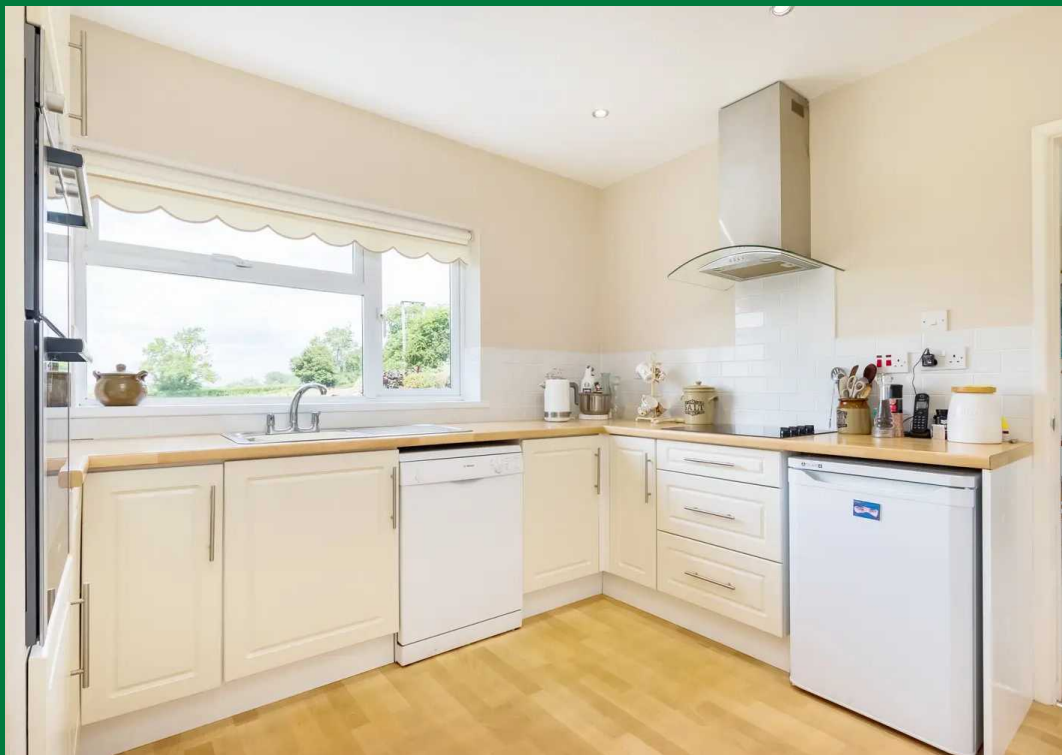
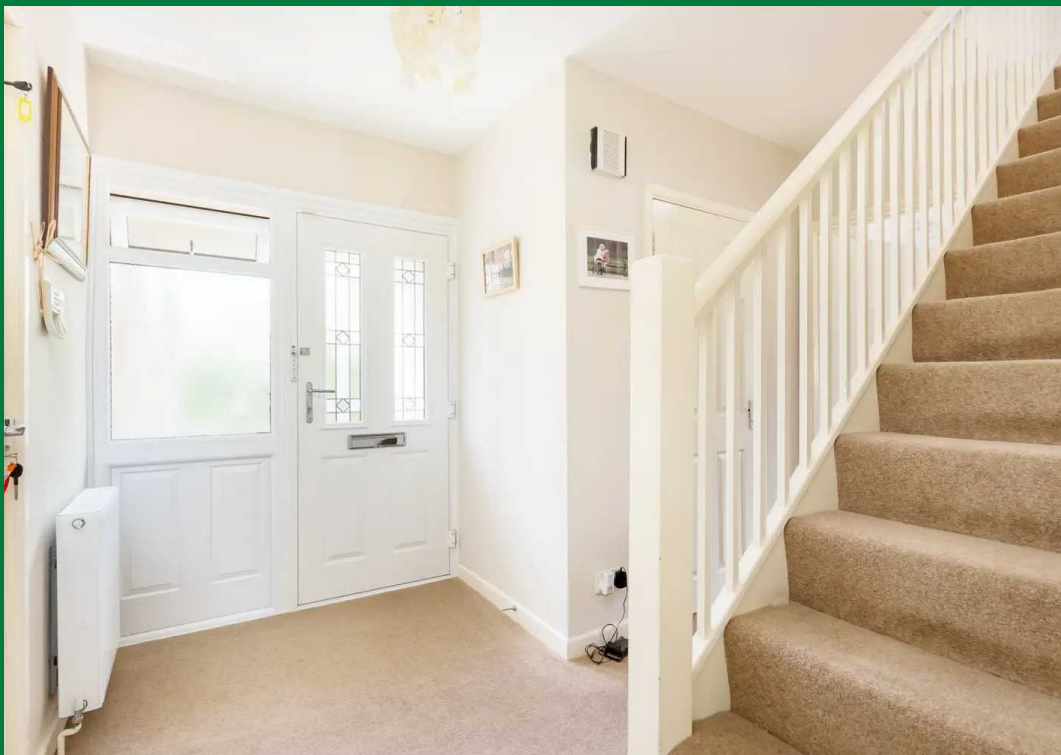
COUNTRY
PROPERTY



Cherrington House, Cotswold Lane,

Old Sodbury

£699,950



Cherrington House Cotswold Lane

Old Sodbury, BS37 6NE

Immaculately maintained and upgraded, the property has a light and airy feel as you walk through. A welcoming entrance hall leads to spacious accommodation, comprising lounge, dining room, kitchen, utility, cloakroom – 4 bedrooms and bathroom. The double garage is also accessed via the entrance hall. From the rear of the property, pleasant views can be enjoyed over the rear garden and open fields behind, a wonderful space for those with green fingers to personalise, or space for children to kick a football around.

- Detached Family Home
- Lounge & Dining Room
- Kitchen & Utility Room
- 4 Bedrooms & Bathroom
- Enclosed Rear Garden
- Double Garage & Driveway Parking
- No Onward Chain
- Energy Efficiency Band D





Old Sodbury

Old Sodbury is a well respected country village nestled on the edge of the Cotswolds Escarpment. The local primary school, nursery, filling station with small store, church, and pub restaurant are a short walk from the property. There are miles of country walks close by. A short 5 minute drive or bus ride into Chipping Sodbury brings further shops and stores, pubs, restaurants, schools, church, many other thriving clubs and societies, a Waitrose supermarket. Also Yate Shopping Centre is a 5 minute drive.

Cherished four bedroom detached house occupying an enviable location on the edge of this popular village – country views as standard! Optimal positioning within the plot brings ample parking on the front drive and an even larger enclosed rear garden to sit and enjoy the summer sun. No onward chain. Council Tax band: E

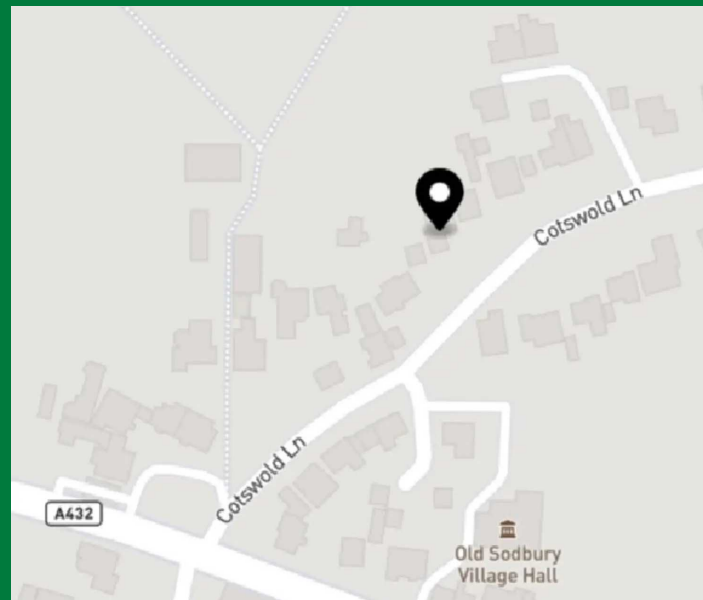
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





You can include any measurements, photos or sketches of the property in your marketing material.



Sketch plan for illustrative purposes only
Plan produced using PlanUp.

Disclaimer:- These particulars are set out as a general guide only and do not constitute any part of an offer or contract.

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.

Asking prices, rents, or other figures quoted are believed to be correct at the time of publication. They are presented in good faith but without any responsibility, must not be relied upon as statements or representations of fact, and any affected parties must satisfy themselves by inspection or otherwise as to the correctness of each of them by their solicitor prior to exchange of contracts.

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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