



**COUNTRY**  
PROPERTY



# Chapter Cottage

Codrington

In Excess of £525,000



# Chapter Cottage, Wapley Road

Codrington, BS37 6RY

Charming stone-built character cottage located in the hamlet of Codrington, within walking distance from the popular Wishing Well public house and a short drive to The Players Golf club. Perfectly placed for access into Bristol or Bath, with junction 18 on the M4 within 3 miles and the Historic market town of Chipping Sodbury and Yate also within 10 minutes' drive. So you've got amenities closed by but with the benefit of being in the countryside.

Beautifully presented 3 bedroom accommodation includes sitting room, separate dining room which has been used as an ensuite bedroom in the past, downstairs shower room, kitchen and a fabulous conservatory overlooking the South facing rear garden. Upstairs, you'll find 3 bedrooms and bathroom. Set back from the road with a lawned front garden, there is driveway parking for 2 cars to the side of the cottage and the generous rear gardens. Outbuildings include the boiler room and coal shed, plus further garden sheds and greenhouse. This beautiful property has no onward chain, and it's just waiting for you to make it your own!

- Semi Detached Cottage
- Sitting Room & Dining Room
- 3 Bedrooms & 2 Bathrooms
- Kitchen & Conservatory
- Driveway Parking x 2
- Enclosed South Facing Garden
- Energy Efficiency Rating E





## Codrington

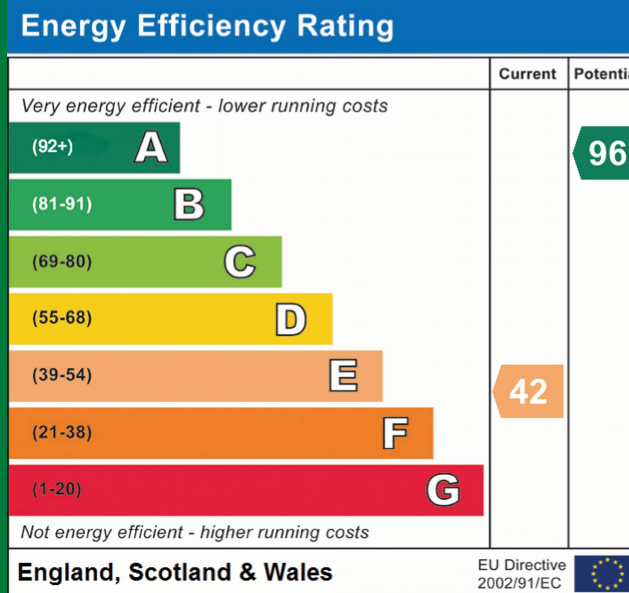
Codrington is a small country hamlet with a local public house located about two miles from the M4 motorway, Tormarton junction 18. Chipping Sodbury and Yate are within 3 miles driving distance and offer a full range of shopping, educational, sports and other facilities. The cities of Bristol and Bath are within a convenient commuting distance as are Bristol Parkway and Yate rail terminals.

Charming stone-built cottage in Codrington hamlet, near Bristol & Bath. 3 bed, 2 bath, conservatory, lawned front garden, parking for 2 cars, outbuildings, and large South-facing rear garden. No chain. Perfect blend of countryside living & nearby amenities.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E





You can include any reasonable fixtures and fittings, but not the following:  
Work containing any asbestos



Total area: approx. 98.4 sq. metres (1059.6 sq. feet)

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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