



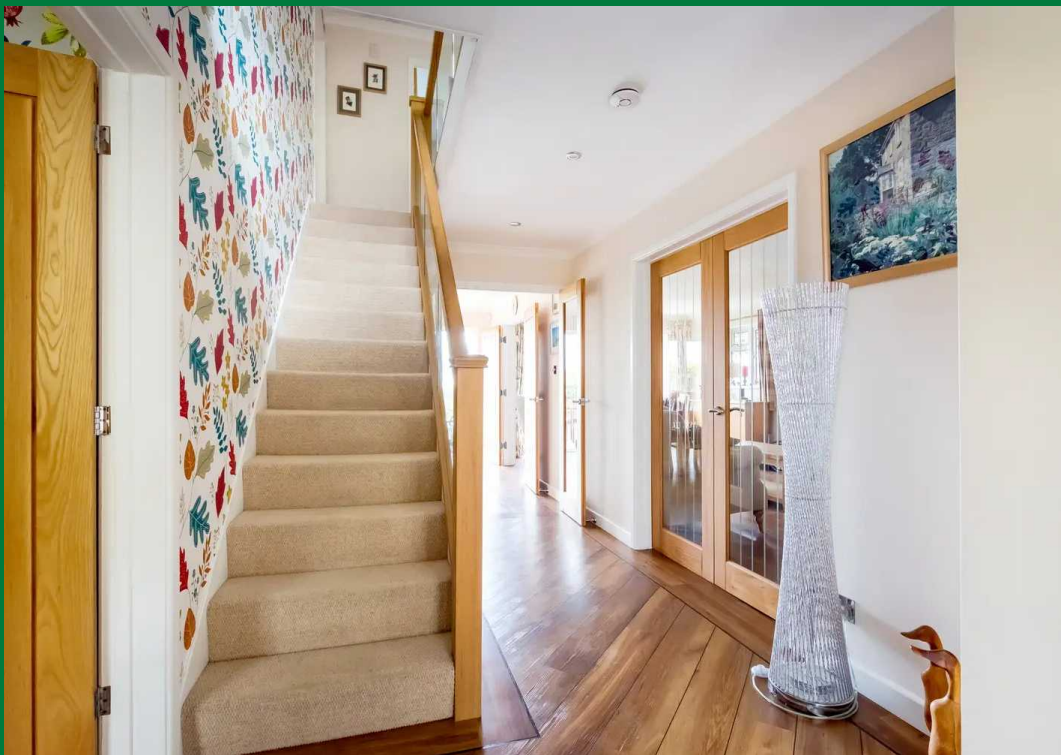
**COUNTRY**  
PROPERTY



**21 Church Lane**

Old Sodbury

**£849,950**



# 21 Church Lane

Old Sodbury, BS37 6NB

Simply a beautiful family home located in the sought after village of Old Sodbury, which has been loving and thoughtfully updated by the current owners to make the most of its setting and far reaching views Westwards. As you step through the front door, a pleasant vista over the garden and Welsh hills in the distance greets you, framed by the feature window of the impressive kitchen dining room. Light and airy accommodation comprises entrance hall, cloakroom, lounge, kitchen dining room, utility, study, 4 bedrooms with master ensuite and family bathroom.

Large raised decking area measuring 31'4" max x 16'10" with glass balustrades and steps leads down into the West-facing enclosed garden. Two large electrically operated roll-out canopies with wall mounted electric heaters cover most of the decking area as required. The garden has been cleverly divided into separate zones providing formal, fruit and vegetable and play areas with greenhouse, play house and summer house. The double garage has a workshop area plus loft storage, with driveway parking in front for 2 cars.

- Detached Family Home
- Lounge & Study
- Impressive Kitchen Dining Room
- 4 Bedrooms with Master Ensuite
- Wonderful Views
- West Facing Garden
- Double Garage & Driveway Parking
- Energy Efficiency Rating C





## Old Sodbury

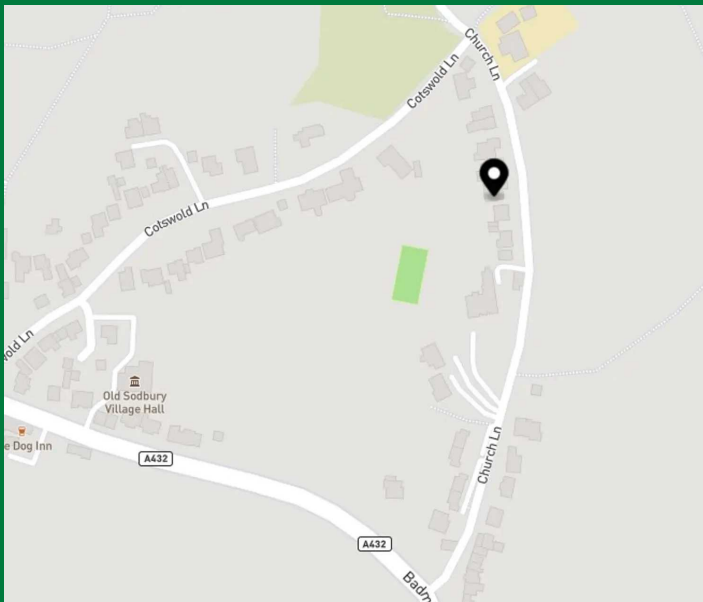
Old Sodbury is a well respected country village nestled on the edge of the Cotswold Escarpment. Well reputed local primary school, nursery, petrol filling station with small store, church, and The Dog Inn pub restaurant are a short walk from the property. There are miles of rural walks close by. A short 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.


Beautiful 4 bed detached family home, in sought-after Old Sodbury village with stunning views. Thoughtfully updated to maximise setting, property features impressive kitchen, decking with glass balustrades, garden zones, double garage, workshop, and driveway parking for 2 cars.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	



You can include any reasonable fixtures, fittings and furnishings, with the following exceptions:

**Ground Floor**  
Approx. 116.6 sq. metres (1255.3 sq. feet)



Total area: approx. 187.4 sq. metres (2017.4 sq. feet)

Sketch plan for illustrative purposes only  
Plan produced using PlanUp.

**First Floor**  
Approx. 70.8 sq. metres (762.2 sq. feet)



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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