

CHURCH FARM

LITTLE SODBURY • SOUTH GLOUCESTERSHIRE





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LITTLE SODBURY
SOUTH GLOUCESTERSHIRE

*A beautiful property in a peaceful location
enjoying ancillary accommodation,
outbuildings and land*

Drawing room • Dining room • Kitchen/breakfast room
Study • Garden room • Hobby room • Utility room • Cloakroom

2 one bedroom integrated annexes on the ground floor

Master bedroom with en-suite and 2 dressing rooms
2 further bedrooms and bathroom off the main staircase
Integrated 1 bedroom annexe

Established landscaped gardens and grounds
2 fields with separate road access • Dutch barn
Outbuilding with storage and potential stables

In all about 6.75 acres (2.73 hectares)

Chipping Sodbury (2.5 miles) • M4 Junction 18 (4 miles)
M5 Junction 14 (11 miles) • Bristol City Centre (14 miles)
Bath City Centre (13 miles) • Bristol Airport (25 miles)
(London Paddington from 90 minutes) • Tetbury (13 miles)

(All times and distances are approximate)

These particulars are intended only as a guide and must not be relied upon
as statements of fact. Your attention is drawn to the Important Notice on
the last page of the text.



Situation

Little Sodbury is a hamlet with the Cotswold Way running through on the southern end of the Cotswolds.



The commercial centre of Bristol and the beautiful Georgian City of Bath are 14 miles and 13 miles away respectively. Bath is a cultural hub in the region with its world-famous Roman baths. In nearby Old Sodbury, there is a petrol station and a public house, The Dog Inn. There is a post office in Chipping Sodbury, a fine butchers, an artisan bakery and a Waitrose supermarket.



Communications in the area are superb. Junction 18 of the M4 is just 4 miles giving access to the national motorway network. Excellent rail facilities are provided for at Bristol Parkway or Bath (London Paddington is about 90 minutes hence).



Racing at Bath and Chepstow; hunting with the Beaufort; golf at Bristol, Bath and notably The Player's Club at Codrington. There is a tennis club in Chipping Sodbury. Lady's Wood Shooting School is a 5 minute drive away. Lovely walking and riding is provided for along a network of footpaths and bridleways throughout the local countryside.



Superb with a large selection of private and public schools for all ages in and around Bristol, Bath, Westonbirt, Cheltenham and Tockington.

For Sale Freehold

This attractive property, with mellow stone elevations, has been carefully altered and extended over the years. The accommodation now incorporates adjoining outbuildings which provide highly flexible accommodation.

The original farmhouse includes 3 reception rooms and the kitchen which wrap around the main staircase. The drawing room has a wood burner and flagstone floor and both the drawing room and study have views across the front gardens. 3 shallow steps lead down to the dining room which in turn gives access to the small terrace and gardens.





The kitchen/breakfast room has an AGA and electric oven, a range of work units and a pantry. Doors from the kitchen connect with the study and garden room. The garden room has 3 sets of French doors giving access to a large terrace in addition to a secondary entrance to the house.

The first of the annexes is off the garden room and could easily be incorporated into the main part of the house. This space is currently arranged as an open plan kitchen/living room with its own private entrance to the front, a bathroom and bedroom 5. There is a utility room which houses the recently installed pressurised water system. The second annexe is also reached via the garden room. This part of the house, again, has a kitchen, bedroom 6 with an en-suite bathroom and access to the sun room which has a travertine floor, wood burning stove and French doors leading to the terraces and gardens.

The first floor is accessed by 2 staircases. The main staircase gives access to 2 bedrooms which both have views to the rear across the surrounding countryside. These 2 rooms have the use of a family bathroom. The master bedroom enjoys a newly fitted en-suite bathroom with separate shower and 2 dressing rooms, both with fitted cupboards and shelving. A door links the second dressing room to bedroom 4. Bedroom 4 is part of the first floor annexe area which has a sitting room with exposed timber beams and kitchen area, separate bathroom and a dressing area. This part of the house is also accessed from the hobby room which can be reached by the second staircase located in the garden room.

Gardens, Grounds and Outbuildings

To the front of the property, there is a large parking area and garden set behind a stone wall. The main gardens are predominantly level and to the side and rear of the property. There are two terraces with mature shrubs and borders, forming a natural boundary between the gardens and the terraces. The terraces are accessible from the dining room, garden room and sun room. On the southern boundary there is a stone outbuilding which is part open fronted and screened with climbers. It forms useful storage and would only require minor alteration to make it into stables.



Beyond the garden, a five bar gate leads to an orchard and kitchen garden with a field beyond. A further field on the northern boundary has dual access, from the lane and through the Dutch barn. This building is used as undercover parking, log store and general storage.

Rights of Way

There is access to a neighbour's field for agricultural purposes across part of the land.

Services

Mains water, electricity and drainage. Oil fired central heating.

Fixtures and Fittings

All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars together with all items of equipment and garden statuary are excluded from the sale but some may be available by separate negotiation.

Local Authority

South Gloucestershire District Council: Tel: +44 (0) 1454 868004

Viewings

Viewings are strictly by prior appointment with the sole agents Knight Frank LLP.

Directions (BS37 6QA)

Cross Hands Hotel and after approx. 1.5 mile turn left, off the A46. Continue down this lane and fork left at the bottom, signposted for Little Sodbury. Continue for approx. 300 yards and the entrance to the property can be found on the right hand side.



0117 317 1999

Regent House, 27a Regent Street
Clifton, Bristol BS8 4HR

bristol@knightfrank.com

KnightFrank.co.uk



This brochure is environmentally friendly

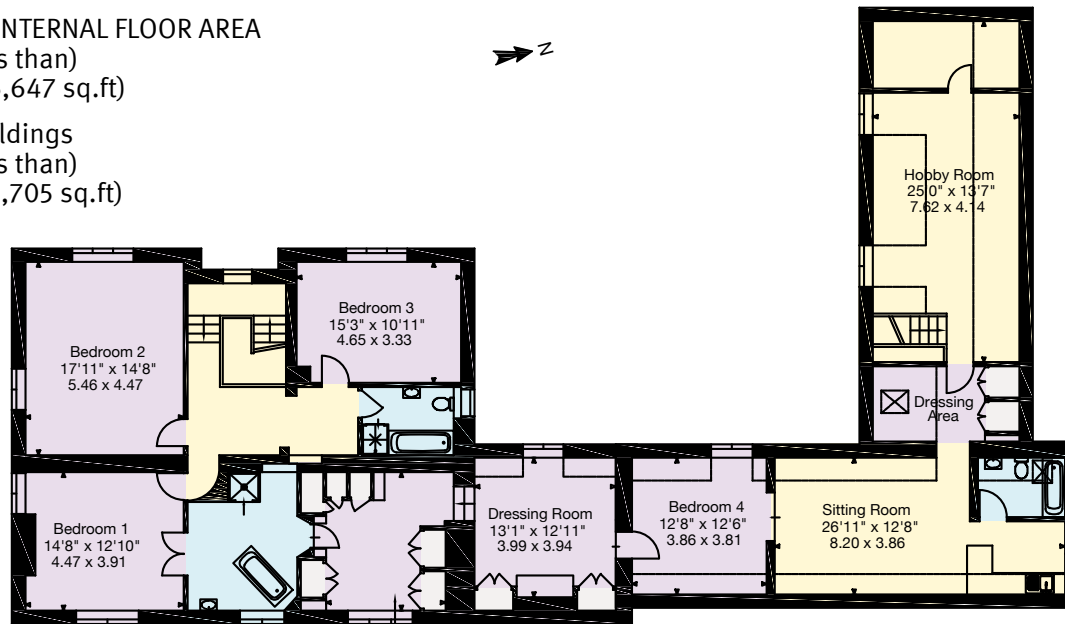
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Energy Efficiency Rating		Current	Potential
Very energy efficient - Great saving costs	A		
Energy efficient - Good saving costs	B		
Decent energy efficiency - Average saving costs	C		
Some energy efficiency - Below average saving costs	D		
Not very energy efficient - Higher running costs	E		
Very poor energy efficiency - High running costs	F		
Extremely poor energy efficiency - Very high running costs	G		
Energy Efficiency Rating		78	51
England & Wales		EU Directive 2002/91/EC	

APPROXIMATE GROSS INTERNAL FLOOR AREA

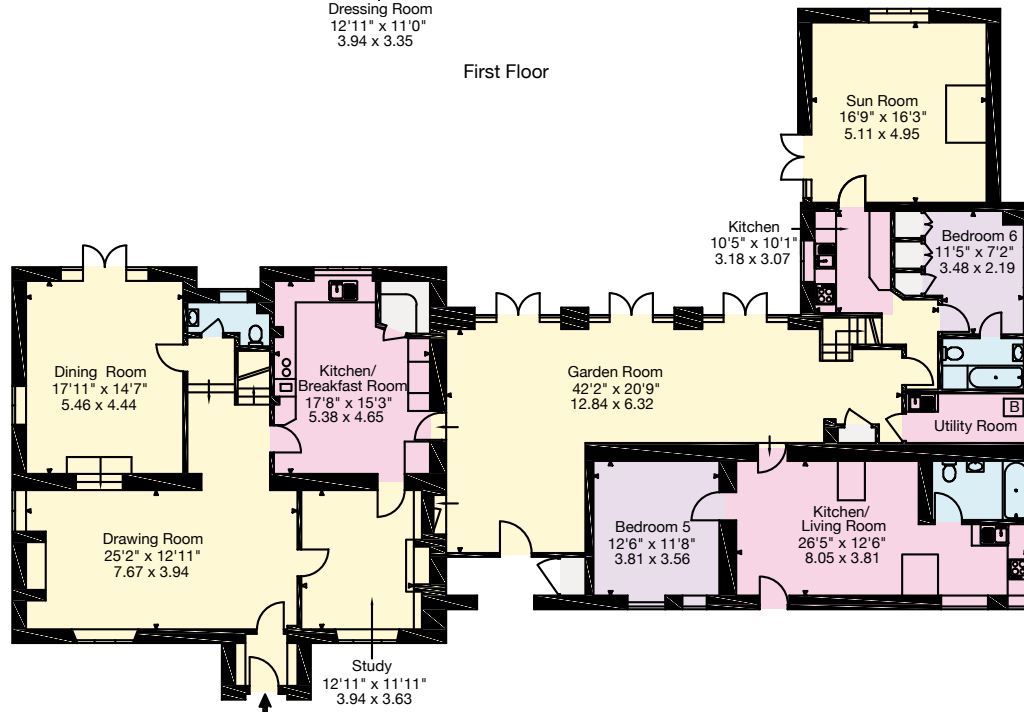
(No less than)
524 sq.m (5,647 sq.ft)

Outbuildings
(No less than)
251 sq.m (2,705 sq.ft)

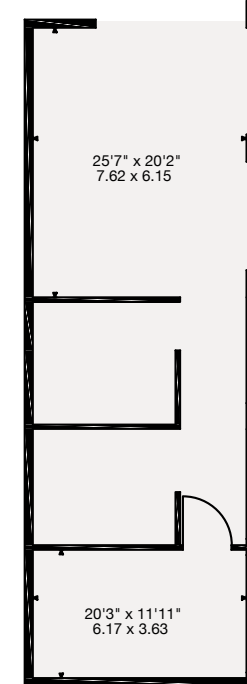
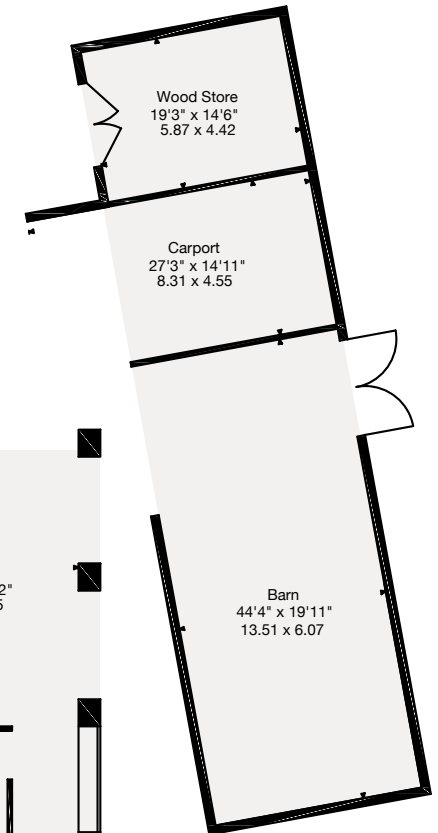


Dressing Room
12'11" x 11'0"
3.94 x 3.35

First Floor



Ground Floor



Stables

- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage

