

22 Gorlands Road, Chipping Sodbury, Bristol, Gloucestershire, BS37 6LA

End of terrace cottage
Extended accommodation
4 bedrooms
2 reception rooms
South-facing good-sized garden
Private off-street parking
Short level walking distance of the
High Street



01666 840 886
jamespyle.co.uk



The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

Price Guide: £385,000

Approximately 1,147 sq.ft



‘Conveniently positioned near to the High Street, this end terraced cottage offers off-street parking and a sunny good-sized garden’

The Property

Inglenook Cottage is an early 20th Century end of terraced cottage situated within close proximity of Chipping Sodbury and a broad range of amenities. The property has been extended over the years with the inclusion of an attic conversion offering accommodation of around 1,147 sq.ft spanning over three floors.

The ground floor comprises an entrance hall, living room with a gas fire, a second reception room with a wood-burning stove which adjoins the fitted kitchen. On the first floor, there are three bedrooms including a single bedroom/office. There is an additional bedroom on the top floor with eaves storage. The bathroom has been fitted as a shower room.

There is driveway parking in front of the

cottage whilst to the rear there is a surprisingly large garden which benefits from a sunny south-facing aspect. The garden is arranged into two principal terraces incorporating a patio terrace and lawn with well-established shrub borders.

Situation

The property is located in a convenient location just a short level walk of the broad High Street of Chipping Sodbury. The attractive town of Chipping Sodbury sits on the edge of the Cotswolds and has excellent road links to the A46, the M4 and M5, Bristol and Bath. The nearby Yate train station (approx 1.9 miles away) also provides good transport links. The historic High Street dates back to the 12th Century and offers a wide and range of shops, café's and other facilities. Chipping Sodbury is set amongst beautiful

countryside with nearby country walks, a lovely common, golf course, cricket club, rugby club, and tennis club.

Additional Information

We understand the property is Freehold with mains gas-fired central heating, mains drainage, water and electricity. Ultrafast broadband is available and there is mobile phone coverage with some limitations. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. The neighbouring cottage has an occasional right of way through the garden by request. South Gloucestershire District Council Tax Band C.

Directions

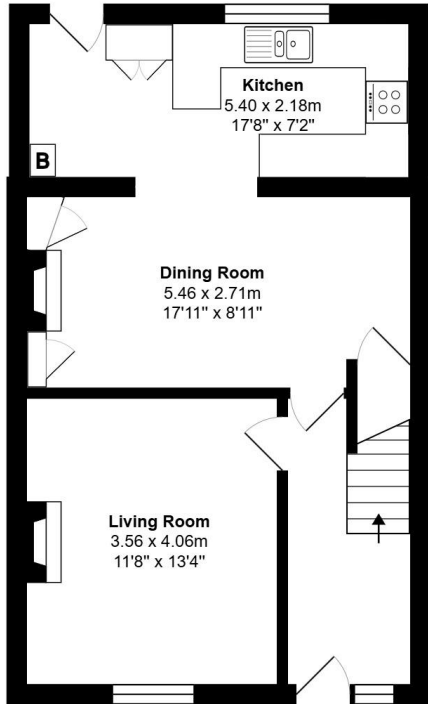
From the High Street, head east and at the

bend take the left hand turn onto Hatters Lane. Then bear right onto Gorlands Road. Locate the property halfway along the road on the right hand side.

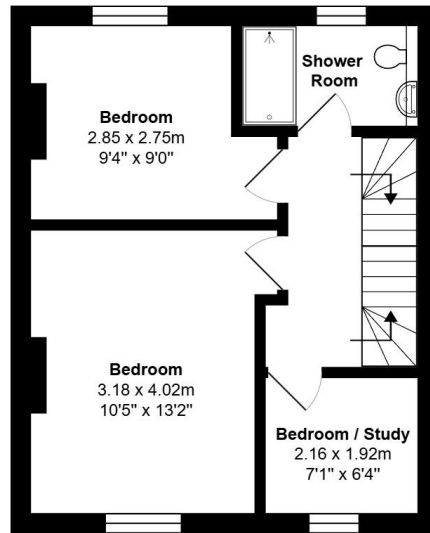
Postcode BS37 6LA

What3words: ///rocky.twin.snail

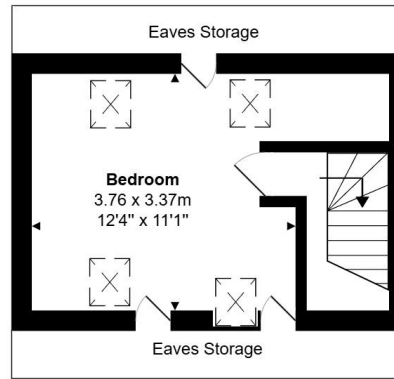




Ground Floor



First Floor



Second Floor

Total Area: 106.6 m² ... 1147 ft²

All measurements are approximate and for display purposes only



James Pyle Holdings Ltd and any parties they are acting for hereby give notice that these details are for guidance only and cannot guarantee accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. James Pyle Holdings Ltd will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. James Pyle & Co is a trading name of James Pyle Holdings Ltd, registered in England & Wales. Registered number 10927906

COTSWOLD & COUNTY (HEAD OFFICE)

The Barn, Swan Barton, Sherston SN16 0LJ

01666 840 886 or 01452 812 054

LONDON (ASSOCIATE OFFICE)

121 Park Lane, Mayfair W1k 7AG

0207 0791 577