

20 HIGH STREET CHIPPING SODBURY

Impressive 4 bedroom residence with off street parking for 4 cars, a double garage/workshop and gardens extending to about one third acre. The accommodation includes the double fronted former shop accommodation fronting the unique and historic High Street.

Run for many years as a successful gift shop with extensive living accommodation, the property now offers the new owner endless possibilities to open up a business, or to incorporate an annexe to let or for family, or revert to a single hugely spacious private residence (all subject to consents). In summary the ground floor comprises the double bay fronted 31' former shop, stores and a vast living room with log burner, whilst on the first floor is the majority of the residential element with four double bedrooms, kitchen/breakfast room, bathroom and ensembles. French doors open from the living room South to a large private patio - beyond which is the double garage, parking, greenhouse area and pleasant South facing garden - all accessible by vehicle from the High Street.

Where space, parking and potential are required, this Grade II listed property offers an interesting solution.



£750,000

COUNTRY
PROPERTY

20 High Street, Chipping Sodbury, Bristol, BS37 6AH

🌿 4 Bedroom Character House 🌿 with Former Shop Potential 🌿 1/3 Acre Secret Garden 🌿 South Facing Patio 🌿 Double Garage and 4x Parking 🌿 Living Room, Kitchen/Breakfast 🌿 Utility, Cloakroom, Ensuite 🌿 Vendors Suited

Chipping Sodbury is a thriving historic market town dating back to the 1700s. Nowadays many social activities, clubs and organisations thrive here. It has a Waitrose supermarket and full range of artisan shops, an award winning bakery and butcher, a Town Hall venue, and a range of local pubs and restaurants. Bristol and Bath = 14 miles. M4 J18 = 4 miles. M5 J14 = 8 miles. Yate rail station = 2 miles. Aztec West, Abbeywood and Cribbs Causeway = 7 miles.



GROUND FLOOR

Entrance Hall Door to shop, living room, stairs up.

Living Room 18' 0" x 24' 2" (5.49m x 7.37m)
Cast iron gas fire in stone fireplace, French doors to patio, windows to side, ceiling and wall lighting.

Shop 31' 3" x 15' 5" max (9.53m x 4.70m max)
Two large bay windows double glazed, front Inglenook fireplace (capped), power points, ceiling lighting. Lobby 3' 11" x 5' 6" glazed, with main front door.

Stores Utility WC Useful to the shop. WC with hand wash basin, window to side. Utility room with worktop housing stainless steel sink and space for washing machine under, built in shelving.

FIRST FLOOR

Landing Window to rear, hatch to loft which is boarded with ladder and light and housing a Vaillant gas combi boiler.

Kitchen/Breakfast Room 9' 2" x 12' 8" min.

(2.79m x 3.86m min.) Feature brick fireplace (blanked off), range of wall and base cupboards with worktops forming a breakfast bar, space for electric cooker, space for 'fridge and freezer, windows to front, former stable door to rear.

Bedroom 1 10' 1" x 17' 11" (3.07m x 5.46m) Built in wardrobes, pine strip floor.

Bedroom 2 9' 2" x 13' 9" (2.79m x 4.19m)

Bedroom 3 12' 3" x 11' 4" (3.73m x 3.45m)

Shower Room WC, wash basin, tiled shower cubicle with electric shower over, Velux roof light in sloping ceiling.

REAR ACCOMMODATION

Family Bathroom 6' 6" max. to eaves x 10' 11" (1.98m max. to eaves x 3.33m) Panelled bath with glazed screen, shower mixer tap over, 'long drop' WC, wash basin, Velux roof light in sloping ceiling, radiator.

Through Bedroom 5 9' 3" max. x 11' 4" (2.82m max. x 3.45m) Airing cupboard with radiator, window to side, part sloping ceiling, two steps and door up lobby/ensuite.

Ensuite Shower Room 5' 11" av. width to eaves x 7' 4" (1.80m av. width to eaves x 2.24m) Glazed shower cubicle, shower mixer tap, WC, wash basin, sloping ceiling, part tiling to walls.

Bedroom 4 10' 9" x 16' 2" (3.28m x 4.93m) Lofty beamed ceiling, window to gable and side, two eaves storage cupboards.

OUTSIDE

Double Garage Electric light and power connected, two up and over doors.

Off Road Parking For 4 vehicles, accessed from the High Street.

Garden One Third Acre Private and interesting garden laid to lawn with planted banks, South facing, summer house on patio, range of mature trees and hedging, apple trees, fence and double gated access to footpath to rear.

FURTHER DETAILS

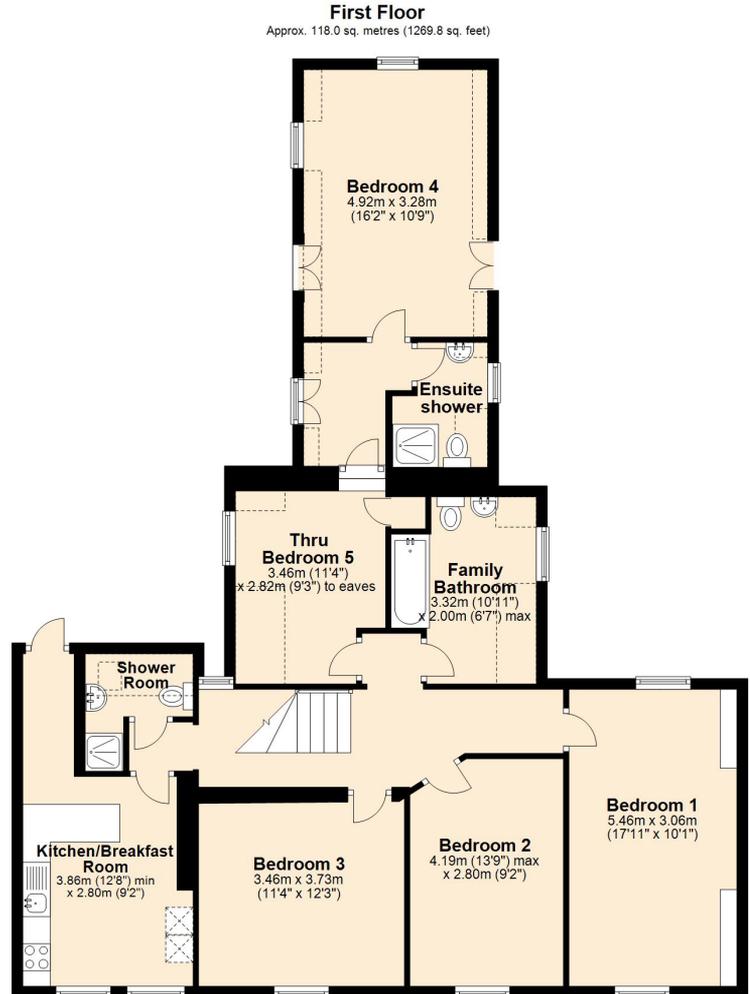
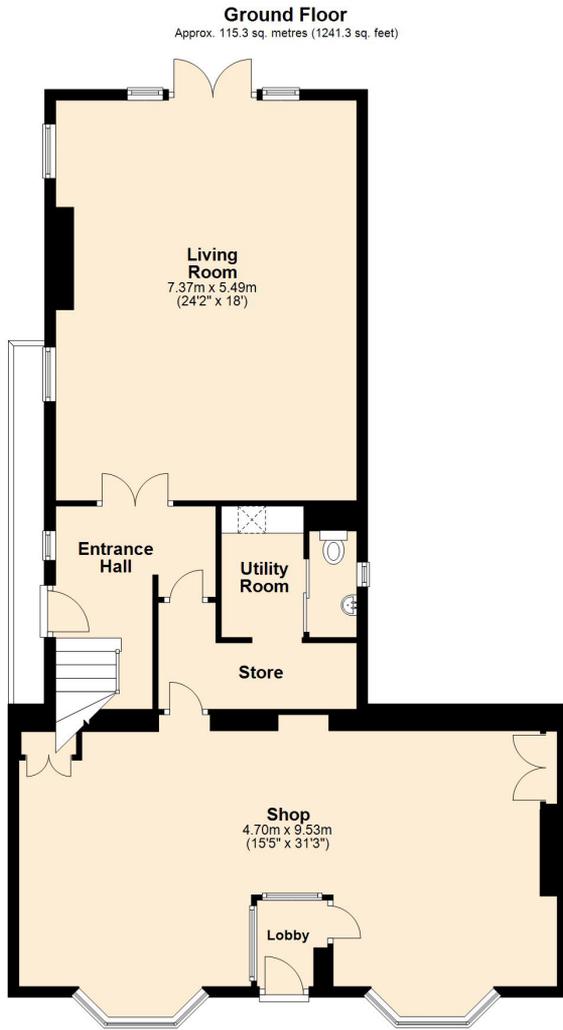
Directions Viewings strictly by appointment with Country Property. From the clock tower/Tourist Information Centre, walk up hill for 25 yards and number 20 is on your left hand side. Your agent will meet you by the arch.

Tenure Freehold

Council Tax Band E

Services Mains gas, electricity, water and drainage. High speed cable broadband. Modern gas combi boiler (Vaillant) located in the loft, central heating with radiators throughout.





Total area: approx. 233.3 sq. metres (2511.1 sq. feet)

Sketch plan for illustrative purposes only
Plan produced using PlanUp.



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