

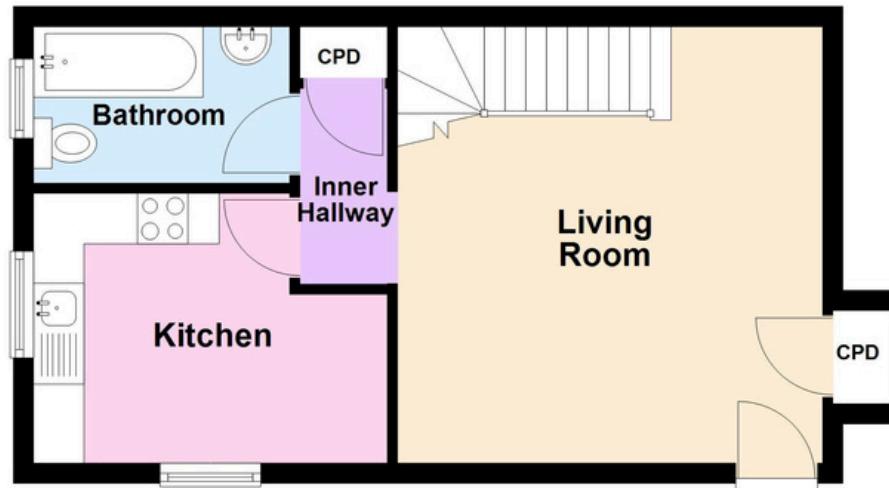


The Cottage, 58 Broad Street, Chipping Sodbury, BS37 6AG

£300,000

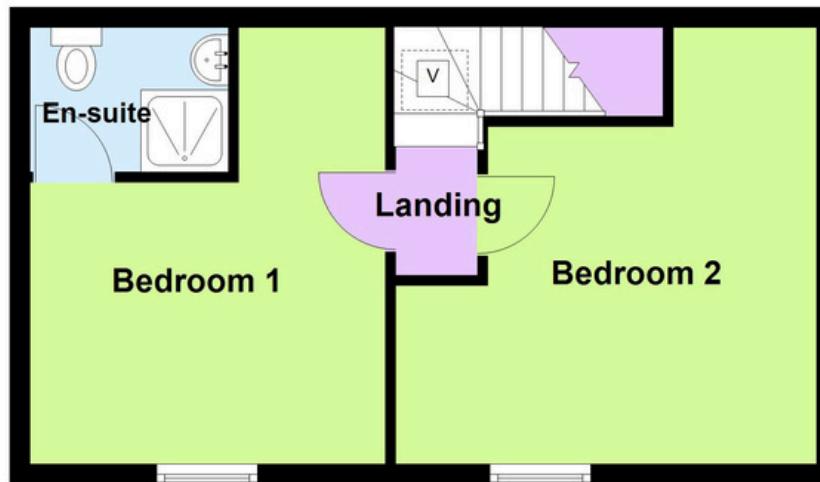
## Ground Floor

Approx. 34.5 sq. metres (371.4 sq. feet)



## First Floor

Approx. 33.7 sq. metres (363.2 sq. feet)



Total area: approx. 68.2 sq. metres (734.6 sq. feet)

This plan is for illustrative purposes only. Whilst every care has been taken to ensure the accuracy of the floorplan, measurements, door/window positions and rooms are approximate and no responsibility is taken for any error/omissions  
Plan produced using PlanUp.

# The Cottage, 58 Broad Street, Chipping Sodbury, BS37 6AG

## Full description

'The Cottage' is a delightful two double bedroom character property, tucked away in a hidden courtyard right in the heart of Chipping Sodbury High Street. The property has been modernised and improved throughout with new decorations, kitchen, bathroom and is now ready to simply move into. Accommodation comprises living/dining room, kitchen and bathroom to the ground floor with two double bedrooms and ensuite shower room to the first. Outside, the courtyard garden is ideal for outdoor seating and also has space for a garden shed.

## Situation

Steeped in history and brimming with character, Chipping Sodbury is a highly sought-after market town offering the perfect blend of traditional charm and modern convenience. It was granted a 'Market Charter' in 1218, so it's been a trading town for over 800 years! The unusually wide High Street was deliberately designed in medieval times to hold large livestock markets. Its vibrant High Street is the heart of the town, lined with an eclectic array of independent shops, cafés, restaurants and pubs, creating a welcoming and lively atmosphere throughout the year. Surrounded by beautiful South Gloucestershire countryside, the town sits right at the Southern gateway to the Cotswold Way, a 102-mile walking route to Chipping Campden. Yate railway station and nearby road links offer easy access to Bristol, Bath and the wider region, making Chipping Sodbury an attractive choice for commuters and families alike. The area is well regarded for its local schooling, community events, food & drink festivals and strong sense of identity, with historic architecture sitting comfortably alongside contemporary living. From timber-framed medieval buildings, period cottages and character homes to modern developments on the town's edge, Chipping Sodbury offers a diverse range of properties to suit a wide variety of buyers. Combining heritage, convenience and a thriving community spirit, Chipping Sodbury remains one of the most desirable places to live in South Gloucestershire.

- Individual Character Property
- In the Heart of the High Street
- Two Double Bedrooms

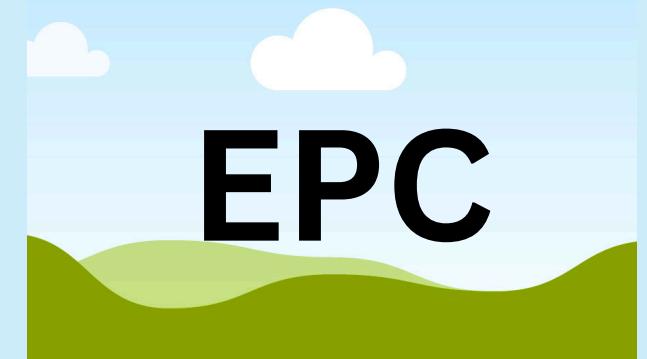
- Ensuite Shower Room
- Modernised Throughout

- Gas Central Heating
- Double Glazing
- Courtyard Garden

- Excellent Throughout
- No Onward Chain



**Local Authority - South Gloucestershire  
Council Tax Band - B  
Tenure - Freehold**





# Bundy & Bond

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