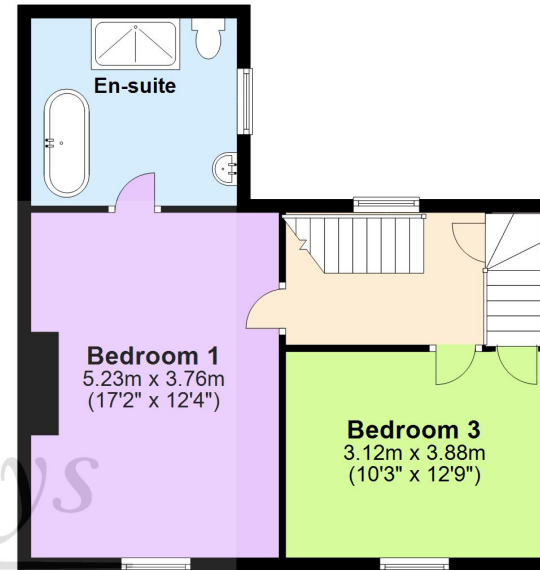




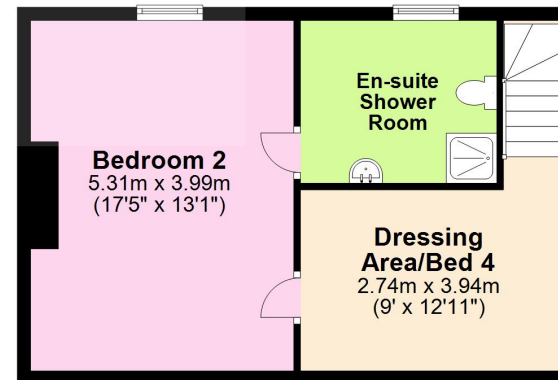
First Floor

Approx. 50.2 sq. metres (540.1 sq. feet)



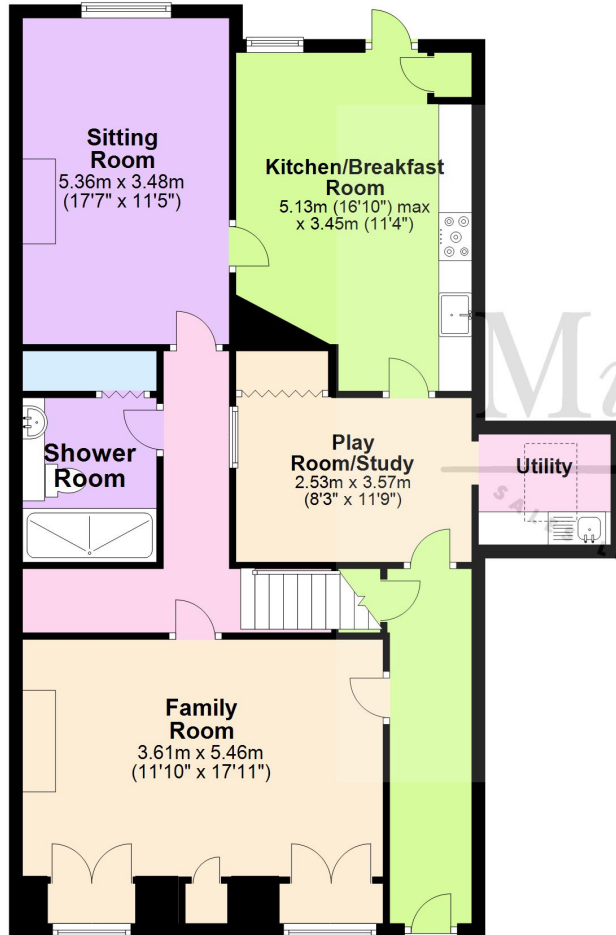
Second Floor

Approx. 42.6 sq. metres (458.2 sq. feet)



Ground Floor

Approx. 93.3 sq. metres (1004.4 sq. feet)



Total area: approx. 186.1 sq. metres (2002.7 sq. feet)

For Illustrative Purposes Only. Not to Scale.
Plan produced using PlanUp.

57 High Street, Wickwar, South Gloucestershire GL12 8NP

Offered with NO ONWARD CHAIN! A beautifully presented family home, set on Wickwar High Street in the centre of the village. Rare to the market, this individual Grade II Listed cottage is modest looking from the front, yet fantastic in size and quality beyond the front door! This individual home oozes character throughout and has a huge, beautiful rear garden with outbuildings (carport/store plus brick workshop in need of some renovation) and rear vehicle parking via secure double gates. The spacious accommodation is spread over three floors and comprises in brief of a lovely feature flagstone entrance hallway, a cream hand-built kitchen with centre island and oak flooring, a large reception to the front - currently used as a dining room - and a second reception overlooking the rear garden. Both receptions have wood burning stoves. There is also a study area, a modern downstairs shower room and a small utility room on the ground floor. On the first floor there are two double bedrooms, the master having a lovely ensuite bathroom with a large walk-in shower cubicle and freestanding bath. There are a further 2 rooms on the second floor, the first being a dressing room which then leads into the top floor bedroom with lovely vaulted ceiling beams and its own ensuite shower room. The outside space will not disappoint! A very large garden that stretches back and is far wider than the house giving a lovely open and private rear garden. It is laid to lawn with gravel pathways, has pretty walled surrounds and has some mature trees and planting. There is also secure off road parking at the rear for a number of cars via Back Lane where new double gates have been installed by the sellers.

Situation

With countryside surrounds and a quaint conservation High Street dating back to the 15th century, Wickwar has its own Public House, High Street Members Club, café, hairdressers and youth centre. There are also village playing fields just a stroll from the centre of the village, many local country walks and the picturesque Holy Trinity Church which has a beautiful location just north of the village. Alexander Hosea Primary School is in the village and is very popular, whilst there are several secondary schools in the area which are also of good reputation including the nearby, Katharine Lady Berkeley Secondary School which is in the catchment for most of the village. Wickwar is also ideal for commuters as the M4 Junction 18 is circa 8.7 miles to the south (passing by Chipping Sodbury) whilst the M5 Junction 14 is only 4.5 miles to the north-west. Chipping Sodbury and Yate are only minutes' drive away and have many shops, a selection of supermarkets, sports facilities and a train station direct to Bristol.

Property Highlights, Accommodation & Services

- NO ONWARD CHAIN
- Grade II Listed with Beautiful Period Features
- Spacious Accommodation Set Over Three Floors
- 3/4 Double Bedrooms
- 3 Bathrooms
- 2 Reception Rooms With Working Feature Fireplaces
- Study and Utility Room
- Huge Rear Garden With Outbuildings
- Off Street Parking - Gated to the Rear
- Council Tax Band D - South Gloucestershire Council

Directions

Driving into Wickwar from Chipping Sodbury, number 57 can be found on the right hand side approximately halfway along the High Street.

Local Authority & Council Tax - South Gloucestershire Council - 01454 868686 - Tax Band D

Tenure - Freehold

Contact & Viewing - Email: chippingsodbury@milburys.co.uk Tel: 01454 318338



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