

Milburys

SALES LETTING MANAGEMENT

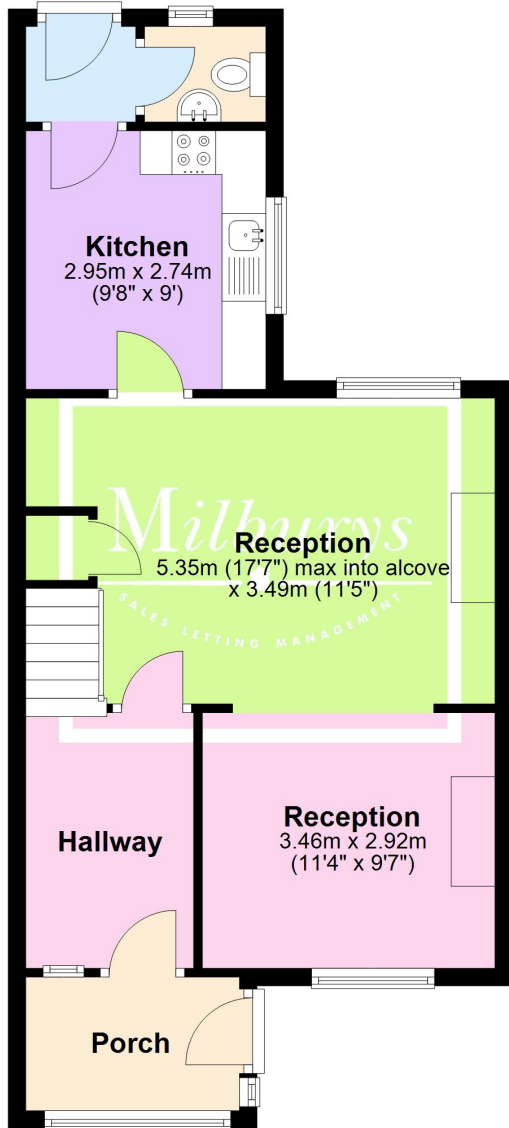


3 The Buthay, Wickwar, South Gloucestershire GL12 8NW

Offers in the Region of £300,000

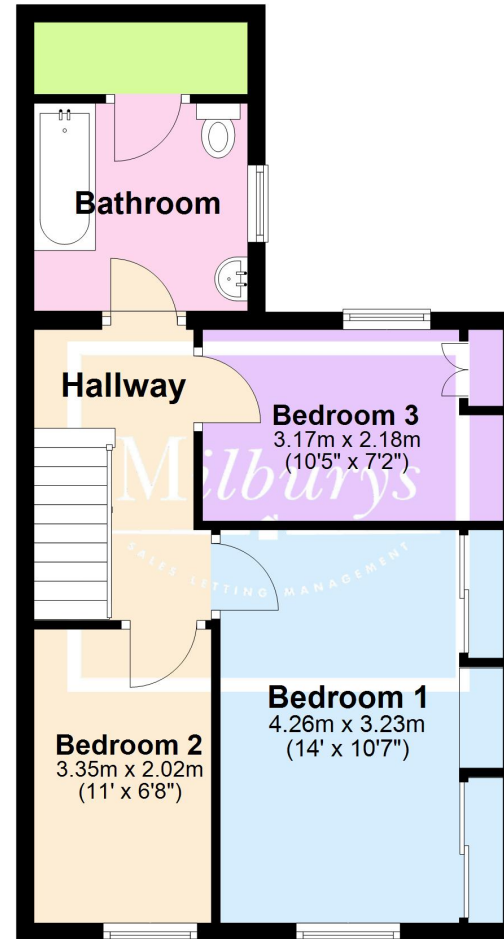
### Ground Floor

Approx. 50.4 sq. metres (542.2 sq. feet)



### First Floor

Approx. 43.0 sq. metres (462.4 sq. feet)



Total area: approx. 93.3 sq. metres (1004.7 sq. feet)

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

## 3 The Buthay, Wickwar, South Gloucestershire GL12 8NW

The Buthay is a hidden gem of a location in central Wickwar which has a whole variety of different character homes, cottages and even a chapel conversion! Number 3 is found in the far far left, at the end of a small lane which leads to just a few properties that have an enviable outlook over the open fields behind. Once at the property you have good parking for several cars and a turning space. This three bedroom semi-detached home has been in the same family for approx. 40 years and is now offered to the market with No Onward Chain! It is presented as a clean and habitable home but the ideal buyer would be looking to upgrade and improve the property by putting on their own stamp. In brief you enter the house via a small lobby which leads to a downstairs WC and then into the kitchen. This then leads into 2 reception rooms (one having a solid fuel burner, the other a log burner) which have been opened up into one, plus a door that leads to an inner hallway which gives access to the rear porch and stairs to the upper floor where there are three bedrooms. The bathroom is of good size and has a walk in cupboard that houses a gas boiler that was recently installed. The loft is a large open space and also has a sky light providing natural light. To the side there is a garage/workshop whilst the rear garden is open, cleared and ready for some landscaping. At the rear the fields provide a lovely picturesque backdrop and additional privacy to what already is a private and quiet location.

### 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, a cinema, sports facilities and a train station direct to Bristol.

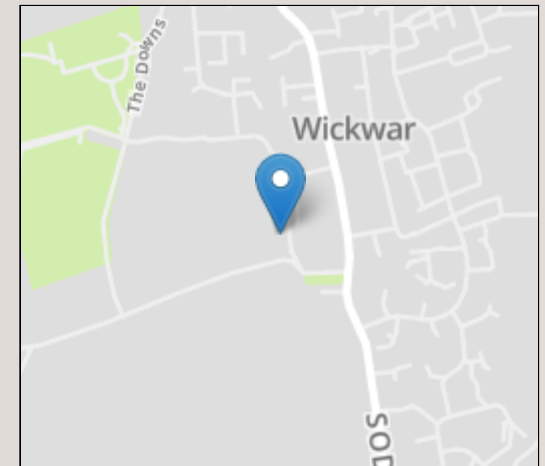
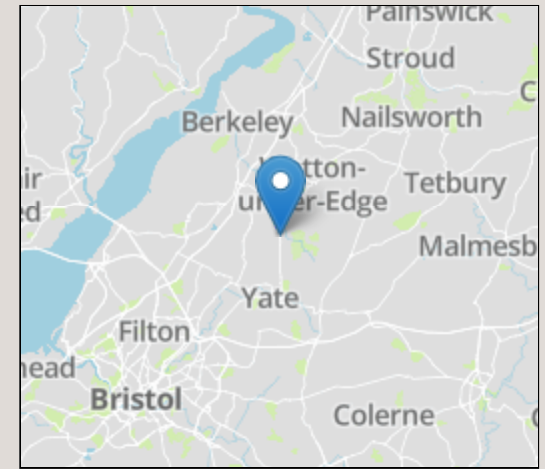
### Property Highlights, Accommodation & Services

- Semi-Detached Property in Small Row
- Tucked Away Quiet Location at End of Small Lane
- Beautiful Outlook to Rear Overlooking Open Fields
- NO ONWARD CHAIN! Ideal Project for Upgrading
- Three Bedroom Home with Two Receptions
- Two Reception Rooms with Solid Fuel Burner in One and Log Burner in the Other
- Good Parking Plus Garage / Workshop
- Gas Central Heating (Boiler Replaced) and Mains Drainage
- Council Tax Band B - South Gloucestershire Council

### Directions

From The High Street turn into The Buthay which is a small hidden lane about half way down on your left, when coming in from Chipping Sodbury. Follow to the end where you have visitor parking, where we recommend you leave the car. From here follow the far left lane where you will find number 3 tucked away and hidden towards the end on your right.

**Local Authority & Council Tax** - South Gloucestershire Council - 01454 868686 - Tax Band B



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