

Milburys

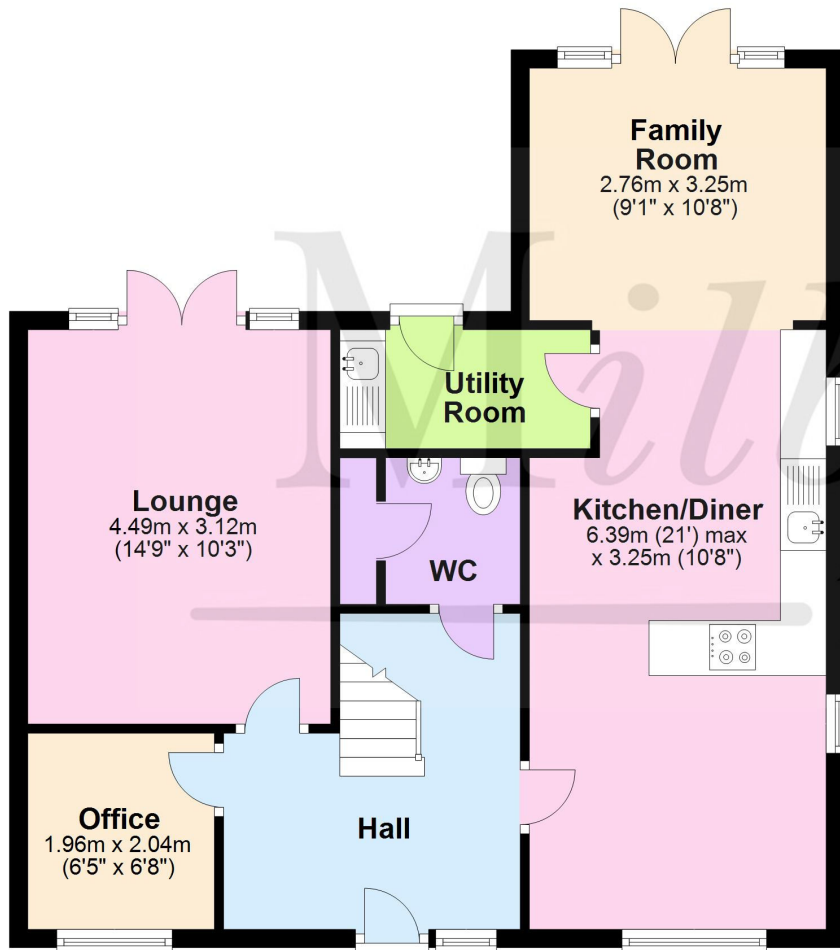
SALES LETTING MANAGEMENT



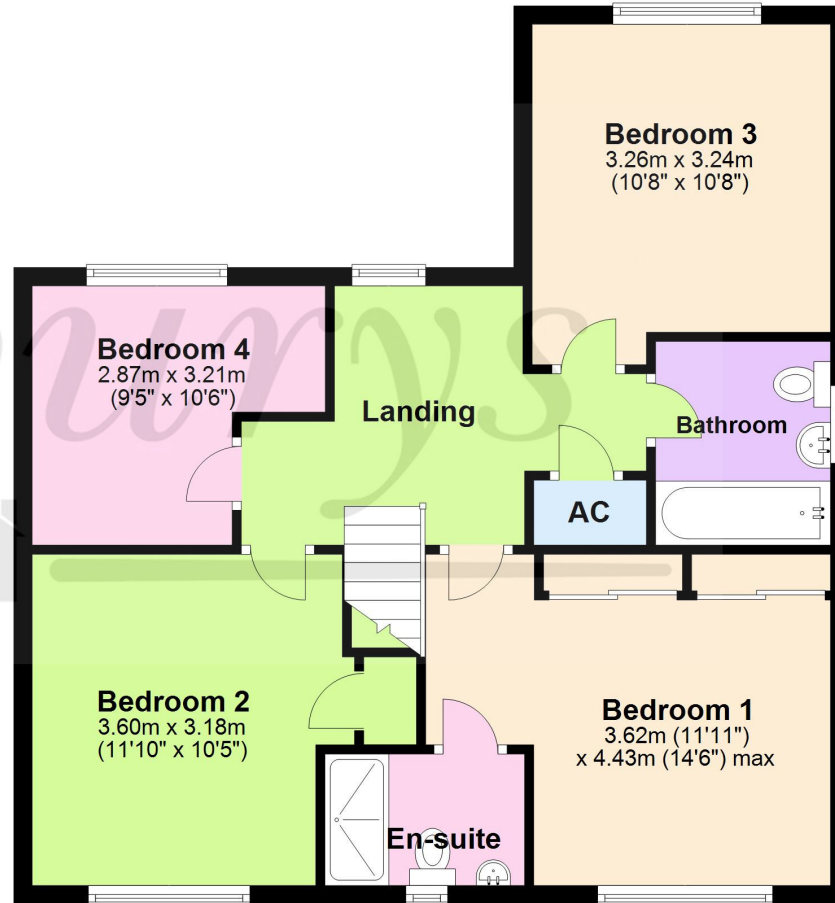
7 Pennington Road, Wickwar, Gloucestershire GL12 8FB

£525,000

### Ground Floor



### First Floor



# 7 Pennington Road, Wickwar, Gloucestershire GL12 8FB

This beautiful family home was built by Bellway Homes in 2019 and is known as 'The Elm' design. Tyndale Reach is made up of an attractive collection of stone and rendered properties that are situated on the edge of this popular village. The property is located in a private location with a no through access. The ground floor has a generous entrance hallway, a superb kitchen/diner/family room, with a seating area to the front, which is perfect for formal dining and has plenty of natural light, the kitchen was upgraded with integrated appliances and quartz worktops, there is a stylish family area to the rear, complete with built-in media wall and glazed French doors to the patio area. The separate living room has a feature wood panelled wall and glazed French doors leading out to the garden, there is also a separate study to the front, downstairs guest cloakroom with storage cupboard and a utility room. On the first floor there is a fantastic landing area (currently used as an additional office space), along with four good sized bedrooms, a family bathroom and an en-suite shower room to the master. Outside has a lovely generous rear garden, which is laid to patio and lawn with mature planting and a lovely area created for children and their playing equipment. To the front of the property, there is a detached single garage with driveway parking in front. The current owners have created a second gravelled area to the right of the property for additional parking. Vendors are suited with their next property!

## 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

- Beautiful Family Home
- Built in 2019 by Bellway Homes
- 4 Bedrooms
- Stylish Kitchen/Diner/Family Room
- Utility And Cloakroom
- Separate Study
- Fantastic Garden
- Single Garage and parking for up to 4 Cars
- Walking Distance to Alexandra Hosea Primary School
- Council Tax Band - E - South Gloucestershire Council

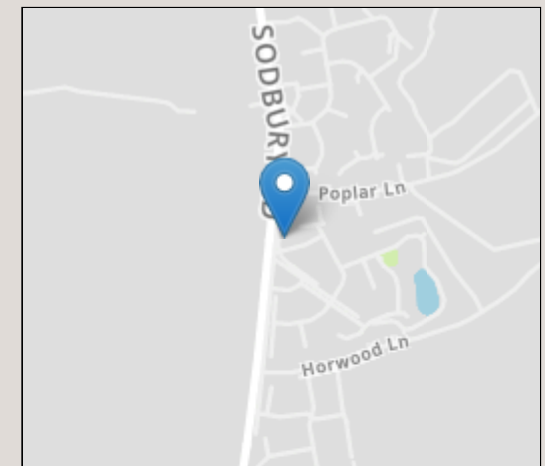
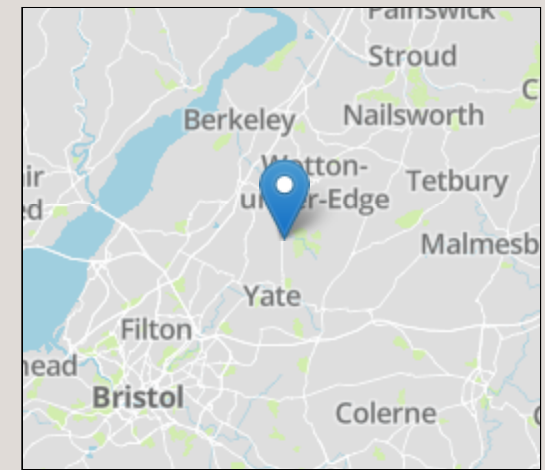
## Directions

Driving into Wickwar from Chipping Sodbury, Pennington Road is part of the new estate found on your right hand side. Once in Pennington Road take the first left and follow the private road round to number 7.

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

**Tenure** - Freehold

**Contact & Viewing** - Email: [chippingsodbury@milburys.co.uk](mailto:chippingsodbury@milburys.co.uk) Tel: 01454 318338



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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