

Milburys

SALES LETTING MANAGEMENT

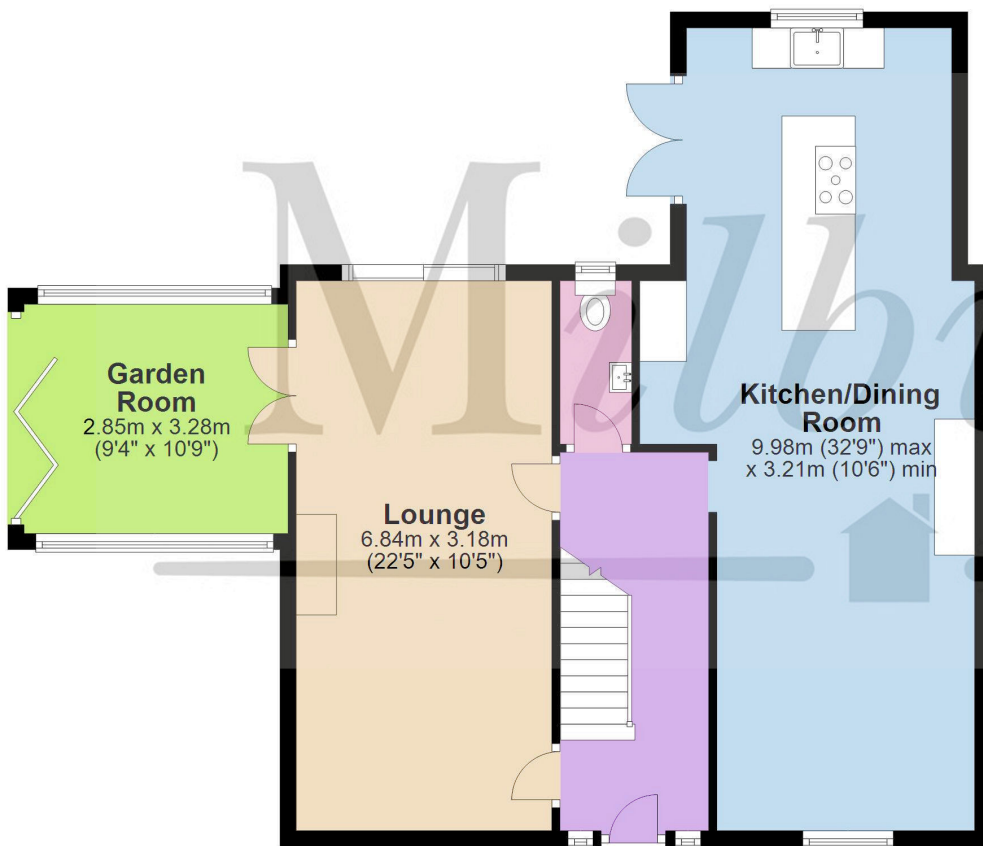


76 Amberley Way, Wickwar, South Gloucestershire GL12 8LP

£650,000

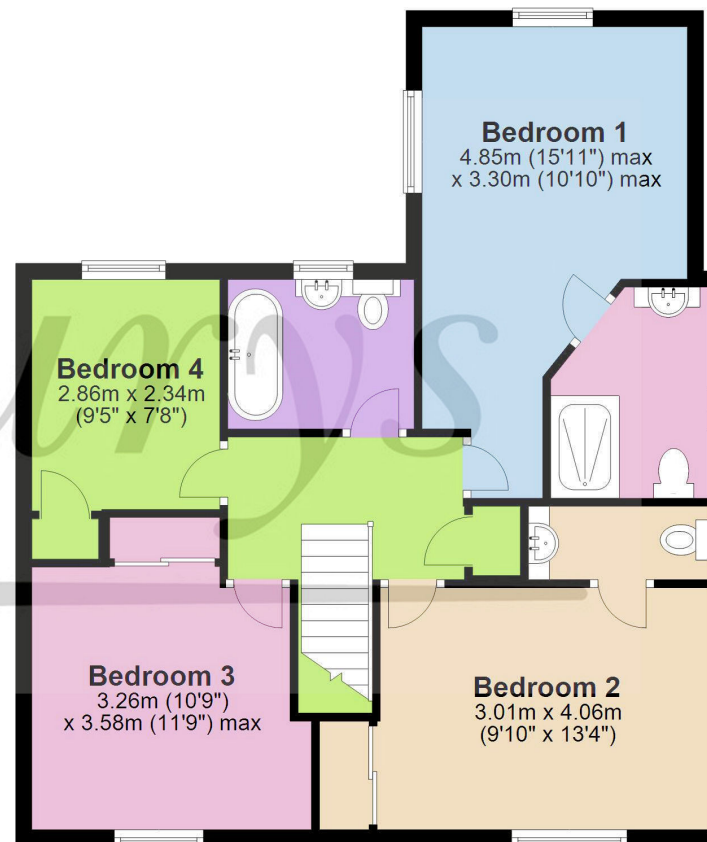
Ground Floor

Approx. 77.7 sq. metres (836.7 sq. feet)



First Floor

Approx. 68.1 sq. metres (732.5 sq. feet)



Total area: approx. 145.8 sq. metres (1569.2 sq. feet)

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

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This superior extended four double bedroom detached home enjoys a fantastic desirable position within the cul-de-sac, tucked away in the corner and accessed via a private shared driveway. It backs directly onto fields and so has beautiful countryside views from the garden, as well as a good degree of privacy. The house is just a short stroll away from Wickwar High Street and also an easy level walk to the local primary school. Having been superbly upgraded by the present owner it is presented in lovely order throughout with accommodation that includes a large light and bright lounge which leads into a fantastic garden room with windows overlooking the landscaped garden, recently laid patio areas and of course the surrounding fields. There is also a modern cloakroom on the ground floor and the most fantastic kitchen/diner which needs to be seen to fully appreciate and has been created by merging the former dining room. The kitchen has beautiful solid white surfaces and integral appliances which also includes a built-in coffee machine which is Bluetooth connected! Upstairs there are four double bedrooms with two ensuite shower rooms, plus a modern family bathroom. There is also a detached double garage to the front with power and lights which has off street parking in front for two cars. This unique property is a fantastic find for those looking for a family home with spacious accommodation and an appealing setting.

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

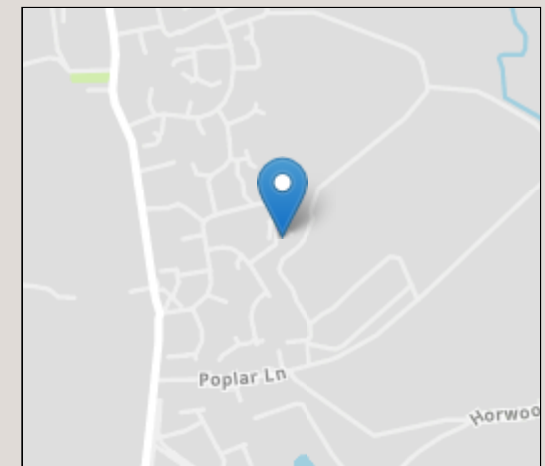
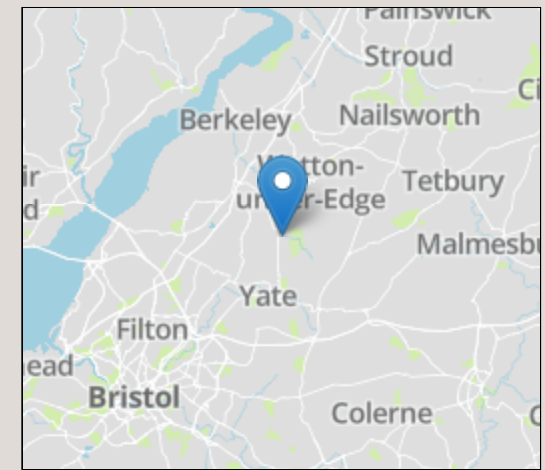
- Superior Detached Family Home • Countryside Views • Extended and Much Improved By Current Owner
- Stunning Kitchen/Diner with Island and Integrated Appliances • Four Bedrooms • Beautiful Landscaped Garden • Garden Room
- Double Garage • Close To Open Green Space and Good Local Schools • Gas Central Heating And Double Glazing
- Council Tax Band - E - South Gloucestershire Council

Directions

From the direction of Chipping Sodbury head into Wickwar. Turn right at the mini-roundabout into Amberley Way. Follow the road to the end and the entrance to the property is straight ahead through a shared private area.

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	71	82
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	2002/91/EC





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