

Milburys

SALES LETTING MANAGEMENT

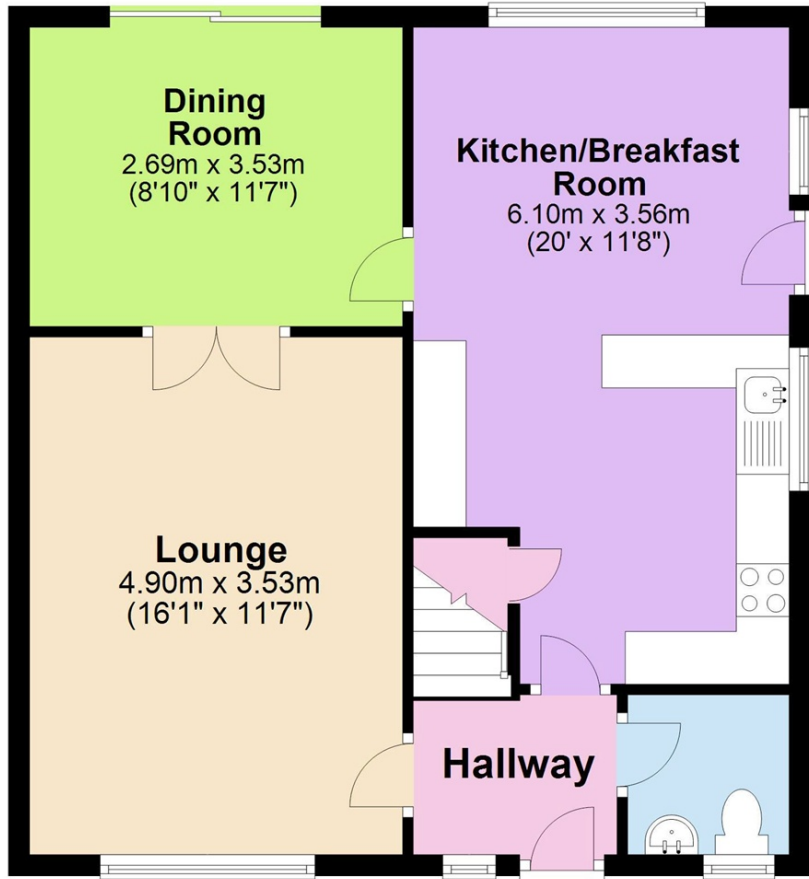


118 Inglestone Road, Wickwar, South Gloucestershire GL12 8PJ

£439,950

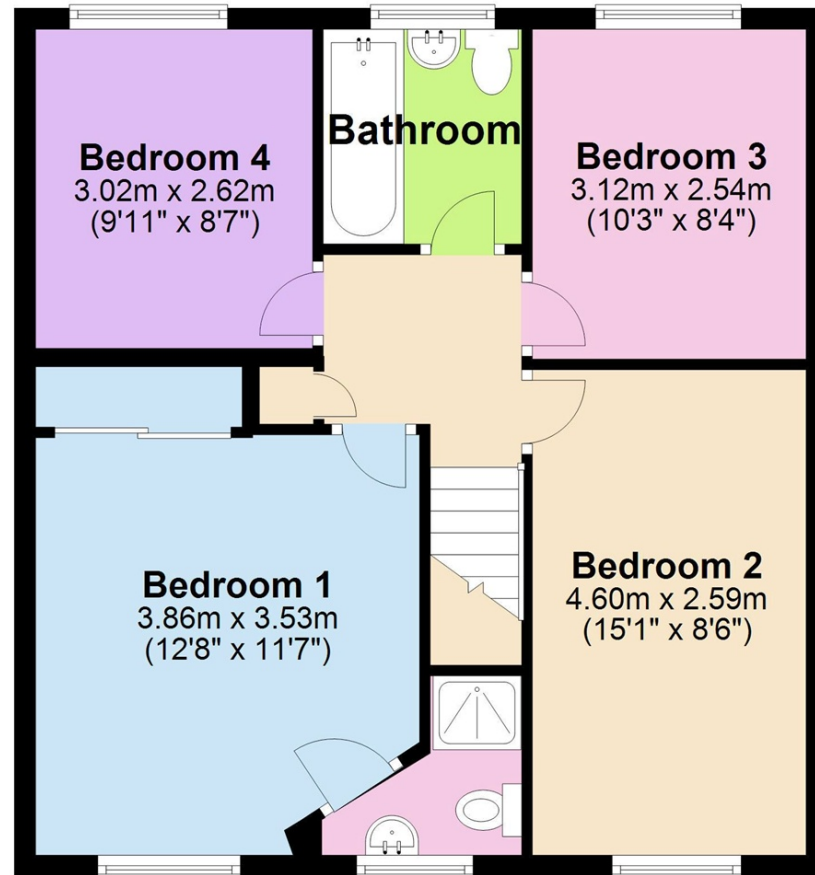
Ground Floor

Approx. 55.4 sq. metres (596.5 sq. feet)



First Floor

Approx. 56.4 sq. metres (607.2 sq. feet)



Total area: approx. 111.8 sq. metres (1203.6 sq. feet)

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

118 Inglestone Road, Wickwar, South Gloucestershire GL12 8PJ

Tucked away in the corner of a cul-de-sac, this sizable detached property is ideal for those looking for a family home in a good location. This popular estate is sought after for the excellent primary school Alexandra Hosea (just a few minutes walk away) plus is in the catchment area for Katherine Lady Berkeley Secondary School! The property offers a great layout with the ground floor providing an entrance hallway, downstairs guest cloakroom and a large living room with double connecting doors to a separate dining room that overlooks the rear garden. You will then find a spacious kitchen/diner with a lovely outlook to the surrounding countryside with views of rolling hills. The first floor comes with four good size bedrooms (master with ensuite) and the family bathroom. To the rear there is an enclosed garden laid to lawn and patio, whilst to the front there is a detached double garage and driveway parking. A side pedestrian gate leads you to the main section of Inglestone road which enables quick access for any on road guest parking and also for walking to the village school or High Street.

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

- Detached Family Home • Double Garage and Driveway Parking • 4 Good Size Bedrooms
- En-suite to Master Bedroom And Family Bathroom • Kitchen/Diner • Separate Lounge and Dining Room
- Nearby Countryside Surrounds and Walks • Katherine Lady Berkeley School Catchment Area and an Excellent Primary School
- Gas Central Heating And Double Glazing • Council Tax Band - D - South Gloucestershire Council

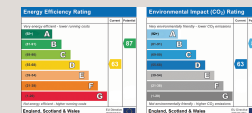
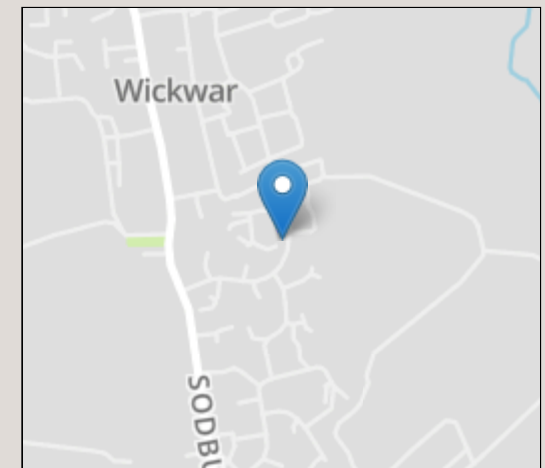
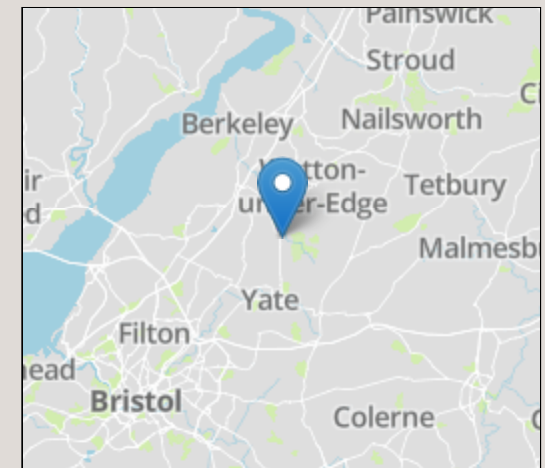
Directions

On entering Wickwar from Chipping Sodbury, Inglestone Road is the second turning on the right hand side. Turn in and as you approach the end bollards turn left into the cul-de-sac for number 118 and follow around to the far end. Number 118 will be found tucked far back off a small driveway in the far left hand side corner. You can also access it via a pedestrian gate from the main section of Inglestone Road, prior to the actual turning into the cul-de-sac.

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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