

Milburys

SALES LETTING MANAGEMENT

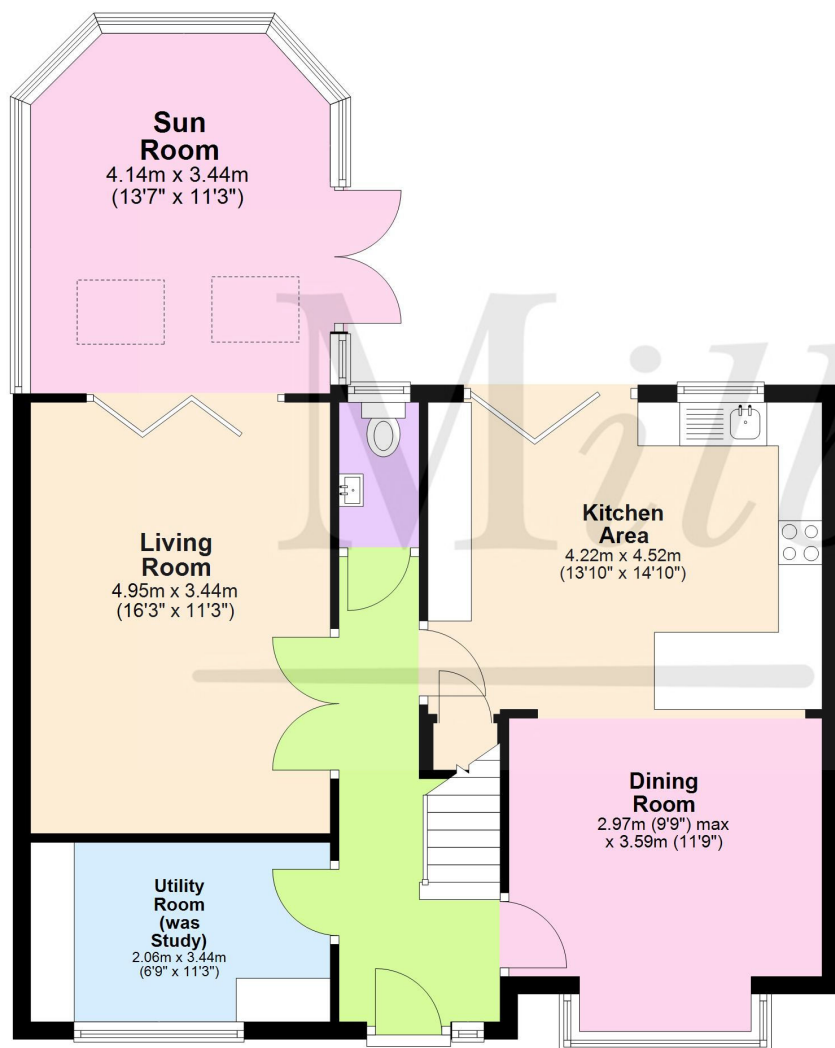


19 Turnpike Gate, Wickwar, South Gloucestershire GL12 8ND

£575,000

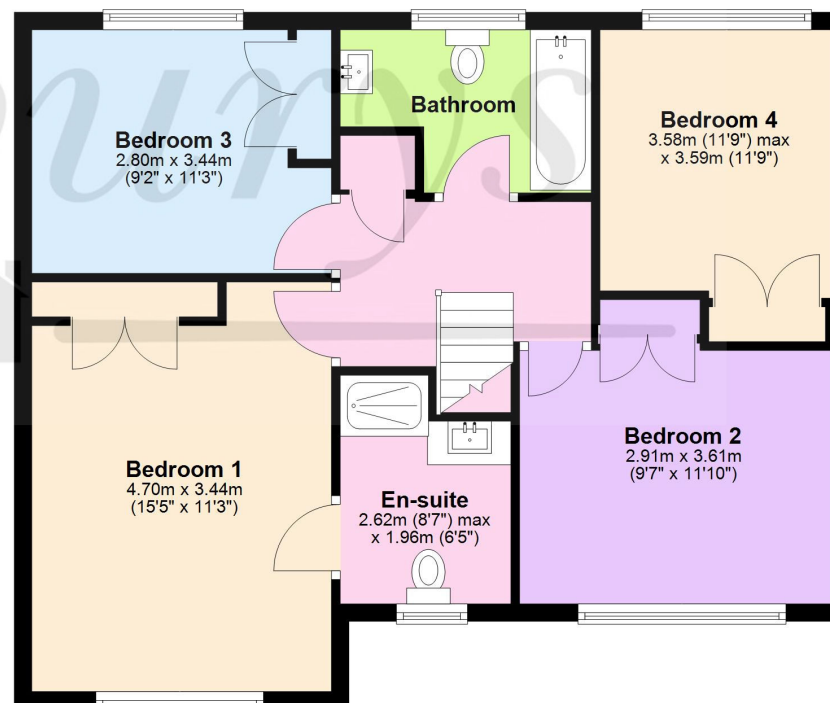
## Ground Floor

Approx. 77.2 sq. metres (831.1 sq. feet)



## First Floor

Approx. 67.0 sq. metres (721.4 sq. feet)



Total area: approx. 144.2 sq. metres (1552.5 sq. feet)

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

# 19 Turnpike Gate, Wickwar, South Gloucestershire GL12 8ND

Tucked away in a pretty cul-de-sac, this sizable family home is perfect for those looking for easy access to the sought after Alexandra Hosea Primary School and catchment for Katharine Lady Berkeley's School. The property is well presented and has been well looked after. The ground floor offers a good sized living room with bi-folding doors leading out to a pretty sun room, which overlooks the garden. You will then find a beautiful refitted kitchen, with peninsular unit connecting the former dining room, making for a fantastic open plan space, with new bi-folding doors leading to the patio area and garden. There is also a large utility room (formally the study) to the front and a downstairs guest cloakroom. Moving upstairs there are four good sized bedrooms, all with fitted wardrobes, an ensuite shower room to the master bedroom along with a family bathroom. Externally the rear garden is split level with mature planting and great privacy, laid to lawn and new patio, then the lower level is laid to gravel with a private seating area. To front of the property has a double width driveway for parking that leads to a detached double garage. The property has the benefit of solar panels, which are owned and have a battery storage facility. A lovely property ready for its next family!

## 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. Alexandra 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 • Cul De Sac Location • Detached Double Garage • 4 Double Bedrooms all With Built-in Wardrobes
- Owned Solar Panels with Battery Storage • Modern Kitchen/Diner Looking Over Rear Garden
- Sun Room Over Looking Rear Garden • Office/Utility Room • Ensuite and Family Bathroom
- Council Tax - Band - E - South Gloucestershire Council

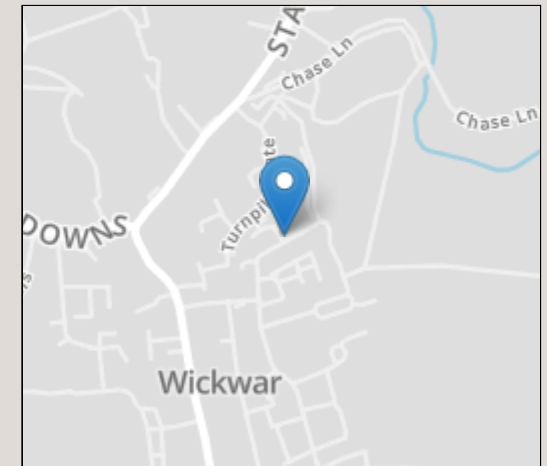
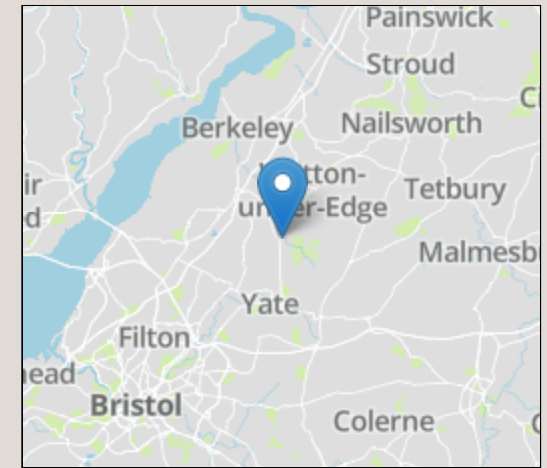
## Directions

Travelling through Wickwar High Street, continue towards Wotton-Under-Edge passing through the traffic lights. You will then find Turnpike Gate on your left hand side. No.19 can be found in the corner of the second cul-de-sac on your left.

**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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	82	85
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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