

The logo for Milburys, featuring the name in a white serif font on a dark blue background.

SALES LETTING MANAGEMENT

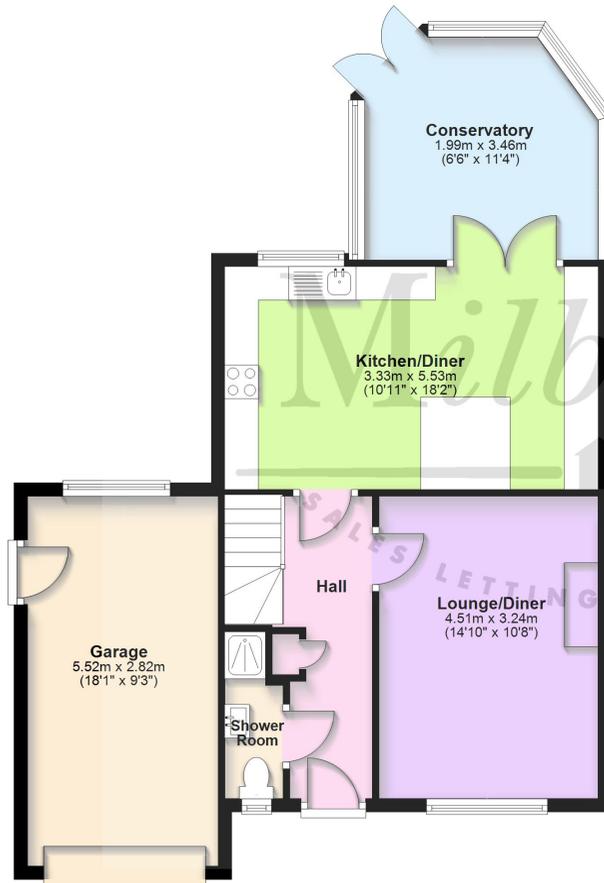


54 Inglestone Road, Wickwar, South Gloucestershire, GL12 8NH

£400,000

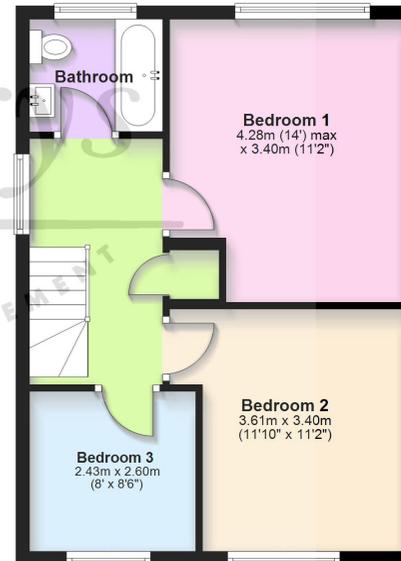
Ground Floor

Approx. 70.8 sq. metres (762.0 sq. feet)



First Floor

Approx. 43.7 sq. metres (470.4 sq. feet)



Total area: approx. 114.5 sq. metres (1232.3 sq. feet)

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



54 Inglestone Road, Wickwar, South Gloucestershire GL12 8NH

Set in a lovely tucked away position, this beautifully presented detached property will not disappoint! Built in the 1980's, but renovated with a modern finish, Inglestone Road is popular with those looking to be in a family environment and also walking distance to Alexander Hosea Primary School. This property comes with ample off street parking, then once inside, you will find a welcoming entrance hallway, which then offers a downstairs WC (with a handy shower), then through to a good size living room with feature fireplace. To the rear of the ground floor there is a STUNNING kitchen/diner which has been renovated and redesigned in 2024, this stylish space comes with modern integrated appliances, plenty of storage and a feature central island with casual seating. From here you will find a generous conservatory which overlooks the garden. Moving upstairs, the elegant decor continues, with paneling and a neutral pallet. There are two great size double bedrooms and a single, then a white family bathroom suite. Externally, there is a full size single garage with power and light. Then an enclosed rear garden laid out to patio and lawn. A wonderful property in a cul-de-sac 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 Social 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's 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 a short drive away and have many shops, a selection of supermarkets, sports facilities and a train station with direct lines to Bristol and Gloucester.

Property Highlights, Accommodation & Services

- Detached Family Home
- Beautifully Presented Throughout
- 3 Good Size Bedrooms
- STUNNING Kitchen/Diner with Central Island
- Family Bathroom and Downstairs Shower Room
- Conservatory
- Ample Driveway Parking
- Single Garage
- Quiet Cul-De-Sac Location
- Council Tax Band D - South Gloucestershire Council

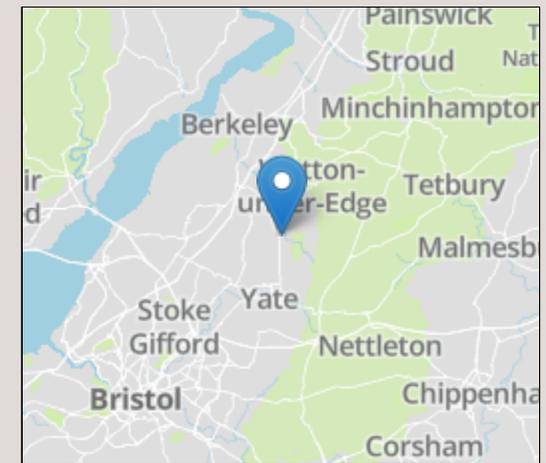
Directions

From our office take the Wickwar Road (B4060) and follow the High Street until you see North Street on your right, just prior to the Fox and Maple Public House. Turn in and follow to the end, then follow Inglestone road to your right, No.54 is found in the corner of the 2nd cul-de-sac on the right.

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

Tenure - Freehold

Contact & Viewing - Email: mil_sodburysales@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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		69	82

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