

Milburys

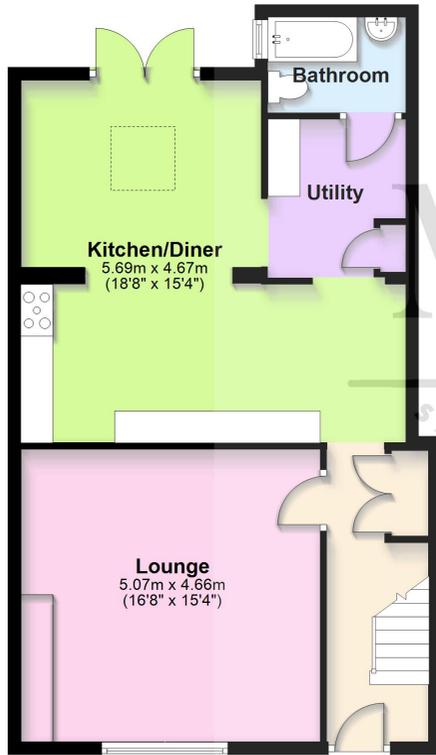
SALES LETTING MANAGEMENT



71 High Street, Wickwar, South Gloucestershire, GL12 8NP

£425,000

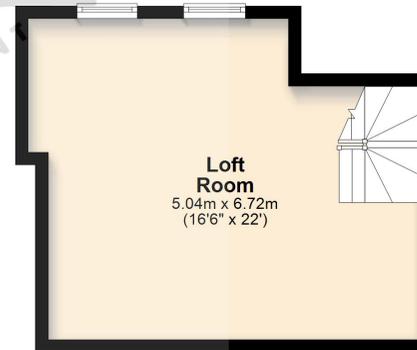
**Ground Floor**  
Approx. 66.0 sq. metres (710.9 sq. feet)



**First Floor**  
Approx. 47.3 sq. metres (509.1 sq. feet)



**Second Floor**  
Approx. 27.7 sq. metres (297.8 sq. feet)



Total area: approx. 141.0 sq. metres (1517.8 sq. feet)

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



# 71 High Street, Wickwar, South Gloucestershire GL12 8NP

Situated in the popular village of Wickwar is this three bedroom character cottage within an easy level walk of Alexandra Hosea Primary School. On entering the property you will find an attractive hallway with period floor tiles, then through to a cosy lounge featuring an inglenook fireplace with log burner and stripped wooden floorboards. The kitchen/dining room has been fitted with a modern country kitchen and has exposed white washed stone walls with patio doors then leading out to the enclosed rear garden. There is also a useful utility room and downstairs bathroom. Moving upstairs, the first floor provides three double bedrooms, along with a handy en-suite shower room (off bedroom 2). In addition to this, there is a large open plan loft room accessed via a Graz style staircase, (please note this is a restricted size staircase). From the loft room there are lovely far reaching countryside views. Externally, there is a long garden which is quite private and generous size with two separate seating areas, laid to lawn and an outside dining area with a wooden slatted gazebo for entertaining. The cottage has double glazing at the front and comes with gas central heating and a combination boiler.

## 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. 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'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

- Three Bedroom Character Cottage
- Situated in Wickwar High Street
- Lounge with Log Burner
- Open plan Kitchen/Dining room
- Utility Room
- Family Bathroom & en-Suite Shower Room
- Loft Room
- Good sized rear garden
- Gas Central Heating
- Council Tax - Band D - South Gloucestershire Council

## Directions

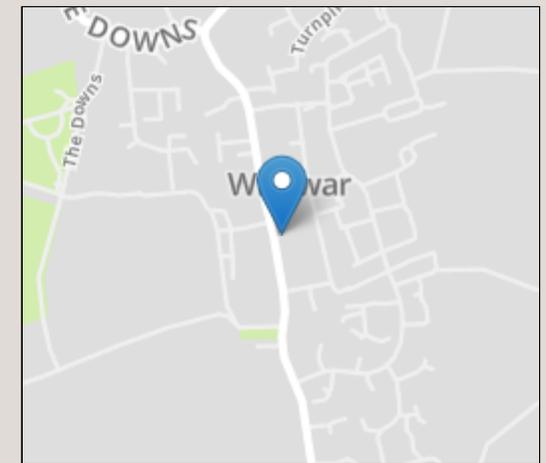
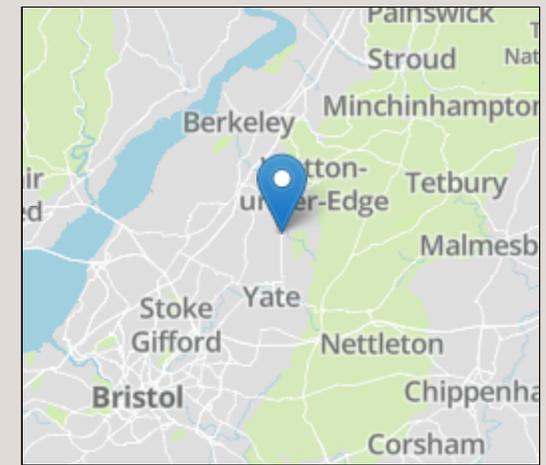
Driving into Wickwar from Chipping Sodbury, number 71 can be found on the right hand side, in the middle of the High Street.

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

**Tenure** - Freehold

**Additional Information** -

**Contact & Viewing** - Email: [mil\\_sodburysales@milburys.co.uk](mailto: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		EU Directive	2002/91/EC

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