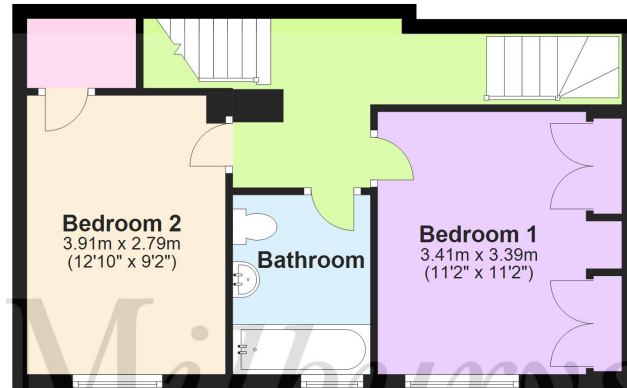
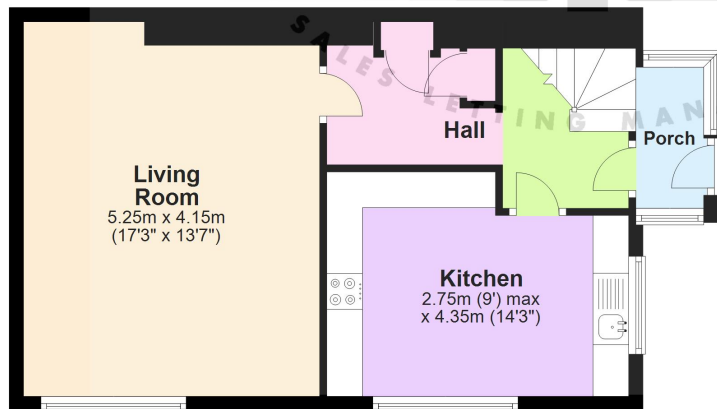




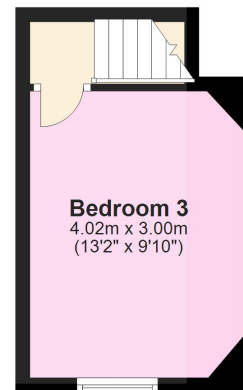
First Floor



Ground Floor



Second Floor



Total area: approx. 101.8 sq. metres (1095.7 sq. feet)

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



4 Southend House, Wickwar, South Gloucestershire GL12 8PG

This Grade II Listed Home is the end wing of a large period property that was split into several residences some while ago. Number 4 Southend House is on the Southern part of the building and is accessed from the side with its own entrance door. At the rear of the property there is parking and also a single garage which is accessed via Back Lane. A pedestrian door leads from the garage to a small yard area which is suitable for clothes drying and an outside seating area, if desired. (Please note the garage and yard area are not adjacent to the property). The accommodation is of a good size and laid out over three floors. There is a large lounge and kitchen on the ground floor whilst upstairs there are 3 double bedrooms and a family bathroom. The upper floor has a feature port hole window in the third bedroom. The property benefits from gas central heating and has a sunny afternoon aspect as it looks out toward the High Street. From the property you can easily walk to the local playing fields, public footpaths, primary school, public house and social club. A lovely historic part of Wickwar 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, sports facilities and a train station direct to Bristol.

Property Highlights, Accommodation & Services

- Grade II Listed Building.
- Parking and Single Garage
- Set over 3 floors
- 3 Large Double Bedrooms
- Fantastic Size lounge/Diner
- Period Feature Sash Windows
- Walking Distance to Village Pub, Church And Play Park, Country Walks and Local Primary School
- Small Courtyard Garden (Not with House)
- Council Tax Band - C South Gloucestershire Council

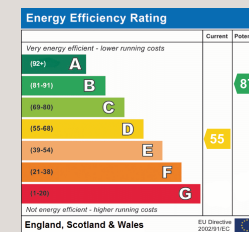
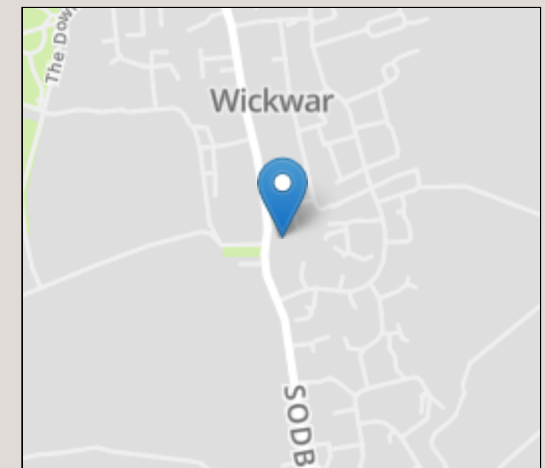
Directions

As you enter Wickwar from Chipping Sodbury look out for Southend House on your right, shortly after the turning to Inglestone Road. Turn immediately right into Back Lane and then first right to the parking area at the rear, where the garage will be directly in front of you. (right hand garage).

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

Tenure - Freehold

Contact & Viewing - Email: chippingsodbury@milburys.co.uk Tel: 01454 318338



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