

Total area: approx. 112.9 sq. metres (1215.0 sq. feet)

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



2 Clock Cottages, West End, South Gloucestershire GL12 8LD

Set in the idyllic hamlet of West End - Just a short drive from Wickwar and Wotton-Under-Edge, this charming period cottage offers more than meets the eye! Tastefully modernized, yet retaining many original features, this semi detached is perfect for the growing family. To the front of the property, you will find a gravel driveway and parking for two cars. Then a generous porch invites you in. The ground floor comes with plenty of living space with a sizable front living room to the front, with feature open fireplace and exposed stone work. Moving to the rear of the property, you will find a wonderful open plan space which provides a large dining area with log burner. This opens into a beautiful modern kitchen space, with integrated appliances and views out to the garden. A further seating area is then adjoining and boasts bi-folding door out to the rear. From this lovely entertaining space, you can also find a guest cloak room, large under stair storage cupboard AND a handy utility room. The first floor comes with a beautiful master bedroom which includes built-in wardrobes and a stylish ensuite shower room, there are also two further bedrooms with wonderful far reaching views and a modern family bathroom. Externally there is a pretty rear garden, enclosed and elevated with two patio areas, lawn and shed area. A wonderful property indeed!

Situation

With beautiful countryside surrounds and many public footpaths to enjoy, the hamlet of West End borders the quaint village of Wickwar which has a public house, social club, café, hairdressers, youth centre, The Holy Trinity Church and the popular Alexander Hosea Primary school. Katharine Lady Berkeley State Secondary School is just a short drive away toward Wotton under Edge, the local market town, whilst access to the M4 Junction 18 is 8.7 miles to the south (via the market town of Chipping Sodbury) and the M5 via Junction 14 which is just 4.5 miles to the north-west. Commuting to Bristol is further improved by nearby Yate having a direct train link to Temple Meads Railway Station in Bristol. Yate also offers a large shopping centre combined with a cinema and leisure centre.

Property Highlights, Accommodation & Services

- Beautiful Period Property • Set in Surrounding Countryside • 3 Bedrooms • 2/3 Reception Rooms • Modern Kitchen
- Family Bathroom & En-Suite to Principal • Utility Room and Downstairs Cloakroom • Driveway Parking for 2 Cars
- Pretty Enclosed Rear Garden with Attractive Views • Council Tax Band - C South Gloucestershire Council

Directions

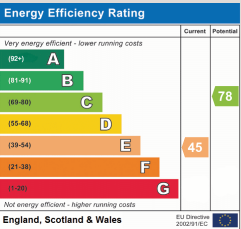
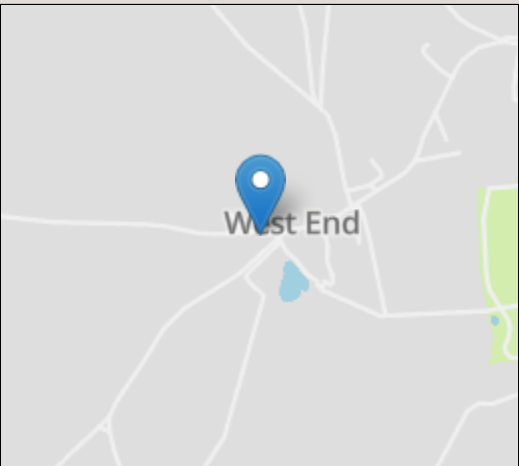
From Wickwar High Street head north through the traffic lights and turn immediately left into The Downs. Follow the road around the sharp right hand bend, taking the next left onto Westend Road / Cowship Lane. Continue along around the series of short bends until you see the entrance to Evanwood House on your left. After this point you will then come to a fork in the road, 2 Clock Cottages is found in front of you.

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

Tenure - Freehold

Additional Information -

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



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