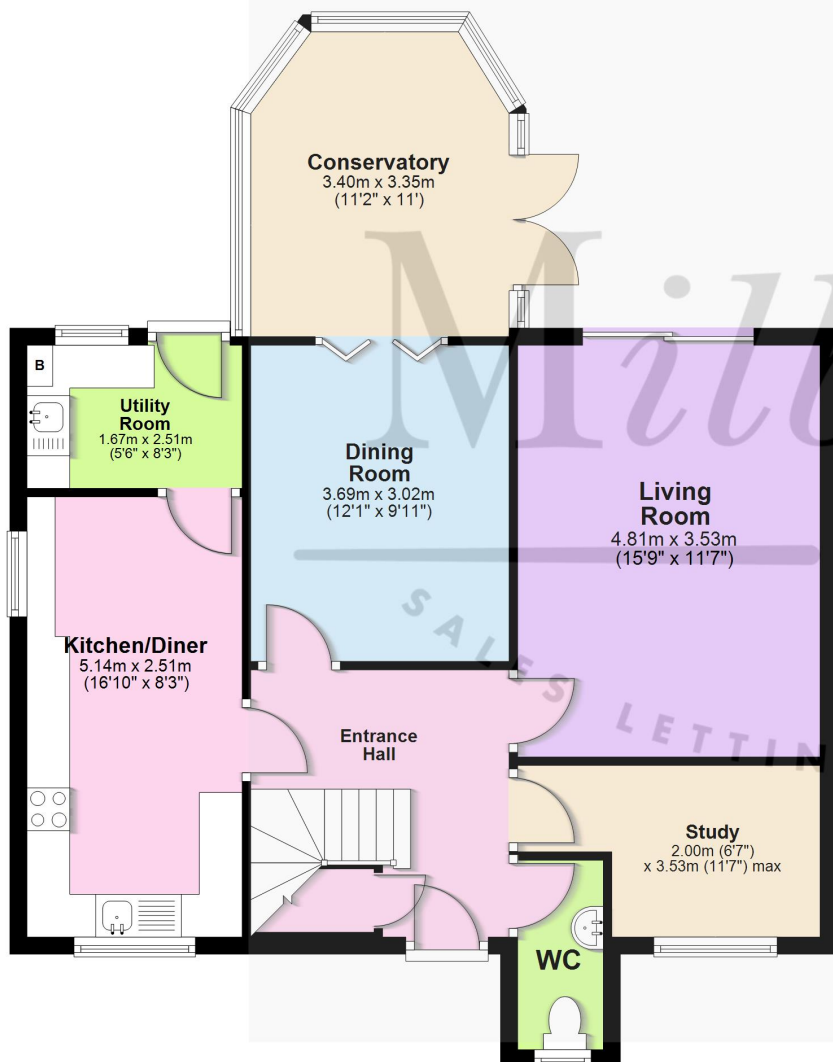




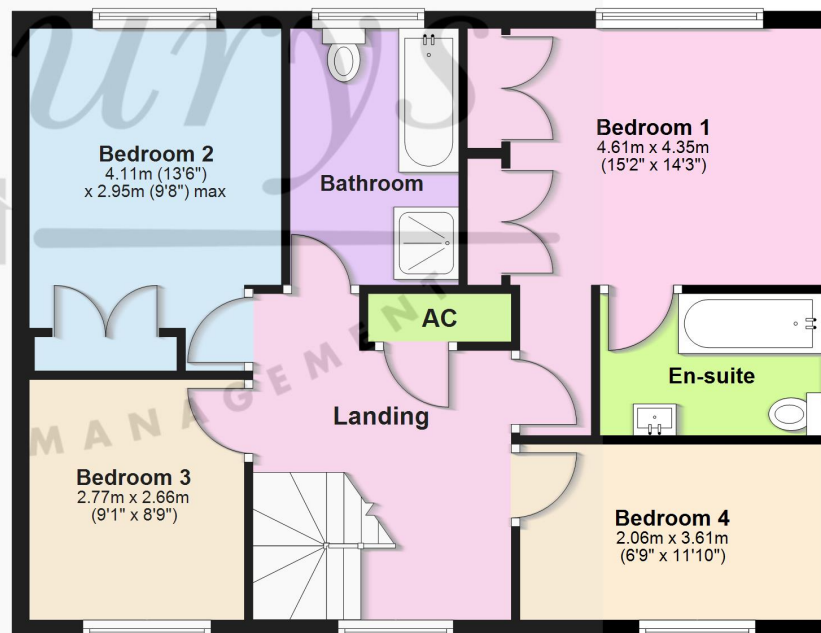
Ground Floor

Approx. 75.7 sq. metres (815.1 sq. feet)



First Floor

Approx. 65.2 sq. metres (701.5 sq. feet)



Total area: approx. 140.9 sq. metres (1516.6 sq. feet)

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

12 Canters Leaze, Wickwar, South Gloucestershire GL12 8LX

Set in an attractive cul-de-sac on a small popular estate in Wickwar, this sizable property has the advantage of being in a village popular for its surrounding countryside, sought after Alexander Hosea Primary School and the nearby Katherine Lady Berkeley Secondary School. The house itself offers a large entrance hall where you will find a downstairs guest cloakroom, a large living room with feature fireplace plus patio doors overlooking the rear garden, then a separate dining room that leads out to a modern conservatory. You will also then find a modern kitchen/breakfast room and a handy utility room. Moving upstairs a lovely light and bright landing brings you to 4 good size bedrooms. The master bedroom having a large ensuite with a bath plus there are fitted wardrobes. You also have a good size family bathroom with a 4 piece suite. Externally the property comes with a detached double garage in addition to parking for several vehicles. Then to the rear a beautiful rear garden which is benefits a leafy backdrop and mature trees providing a private setting. It is mainly laid to lawn and patio, plus a raised decked area. A hidden plus is an additional side area of the garden, with double gates to the front, this could be fantastic for motorhome/caravan storage. Further benefits include a new gas central heating boiler(installed in 2024), a water softener and double glazing.

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, a cinema, sports facilities and a train station direct to Bristol.

Property Highlights, Accommodation & Services

- Detached Family Home
- Popular Cul-de-Sac in Village Location
- Catchment for Alexander Hosea Primary School
- 4 Double Bedrooms
- 3 Reception Rooms
- Study, Utility and Conservatory
- Double Garage - Plenty of Parking
- Attractive Private Garden
- Gas Central Heating and Double Glazing
- Council Tax Band - F - South Gloucestershire Council

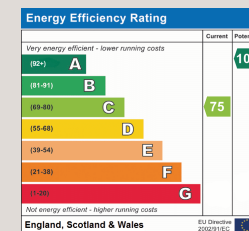
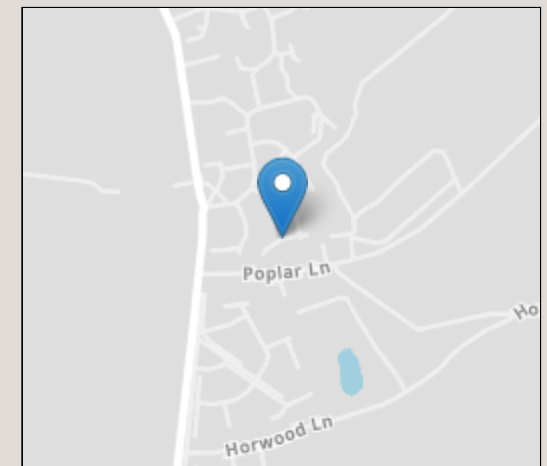
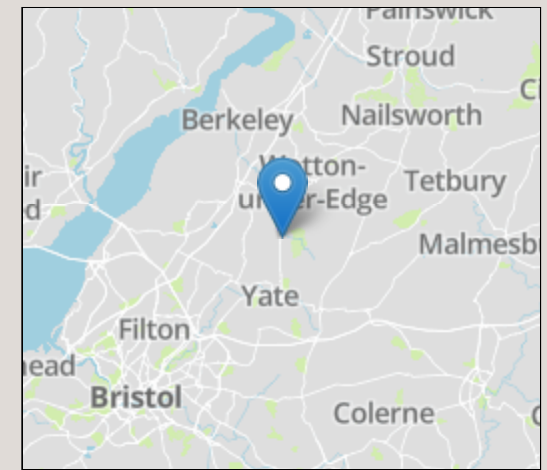
Directions

From the direction of Chipping Sodbury, head towards Wickwar on the B4060. As you enter into Wickwar take a right at the mini-roundabout into Amberley Way, follow the road round to the left where you will find Canters Leaze a little way down on the right hand side.

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

Tenure - Freehold

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



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