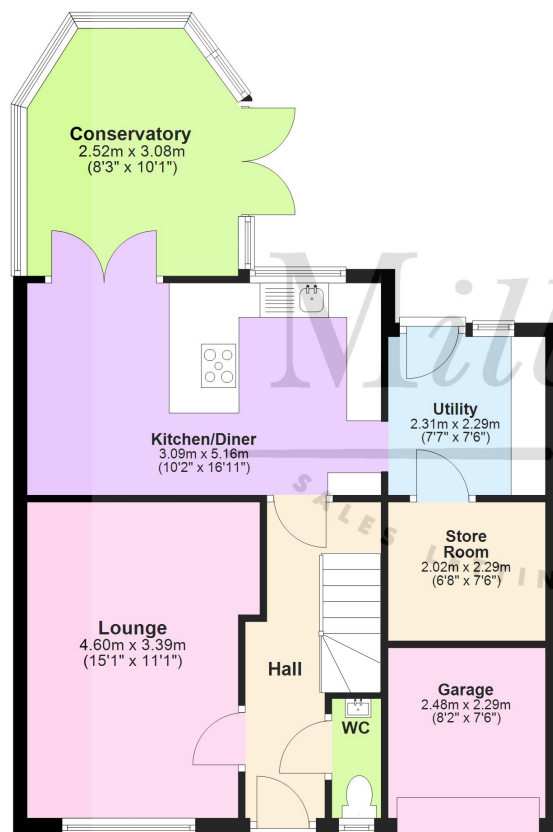




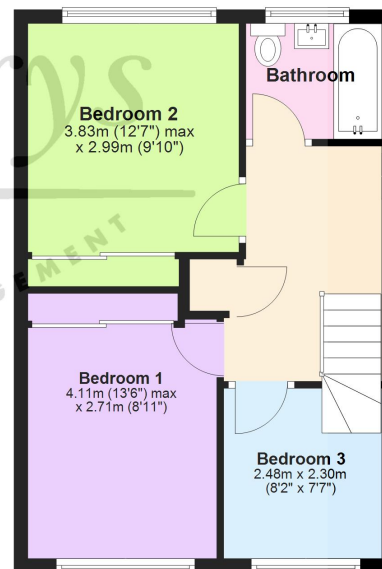
Ground Floor

Approx. 67.5 sq. metres (726.1 sq. feet)



First Floor

Approx. 41.1 sq. metres (442.9 sq. feet)



Total area: approx. 108.6 sq. metres (1169.0 sq. feet)

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



92 Inglestone Road, Wickwar, South Gloucestershire GL12 8PJ

We are delighted to offer this immaculate detached family home. Set in a cul-de-sac position in the popular village of Wickwar, the property is now unrecognizable following a substantial refurbishment in 2021. The ground floor offers a lovely lounge to the front, a welcoming entrance hallway with guest WC and a stunning kitchen/diner that stretches across the rear of the property with light grey units, a quartz worktop, breakfast bar and a dining area. From here you will then find a conservatory plus a good size utility room with access out to the garden. There is also a door that takes you in to the single garage (currently partitioned into 2 sections). The first floor comes with 3 great bedrooms, (bed 1 and 2 have stylish new wardrobes) plus a modern family bathroom. Externally you will find a great size rear garden, recently landscaped with a raised lawn and large patio area. To the front there is a brick paved driveway for two cars. The cul-de-sac is also just a short walk to the popular Alexander Hosea primary School.

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

- Substantially Renovated and Beautifully Presented • Detached - Village Location • Cul-De-Sac • Fantastic Kitchen/Diner
- Utility And Laundry Room • Downstairs WC • 3 Good Sized Bedrooms • Large Landscaped Rear Garden
- Single Garage & Driveway for 2 Cars • Council Tax Band D - South Gloucestershire Council

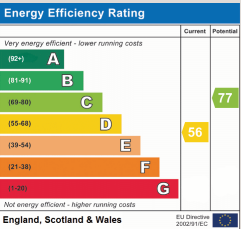
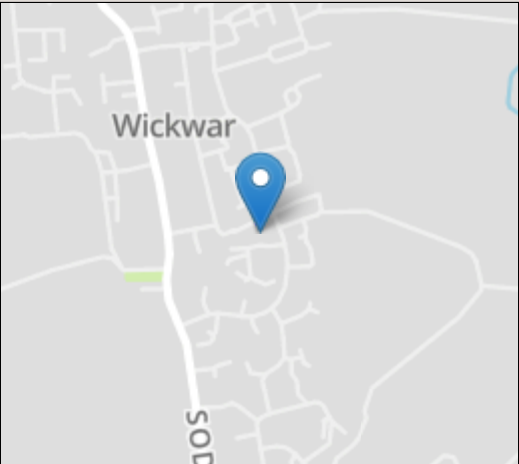
Directions

On entering Wickwar from Chipping Sodbury, Inglestone Road is the second turning on the right hand side. Continue straight then take the 2nd cul-de-sac on your left. No 92 is the first house right hand side.

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



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