

Milburys

SALES LETTING MANAGEMENT

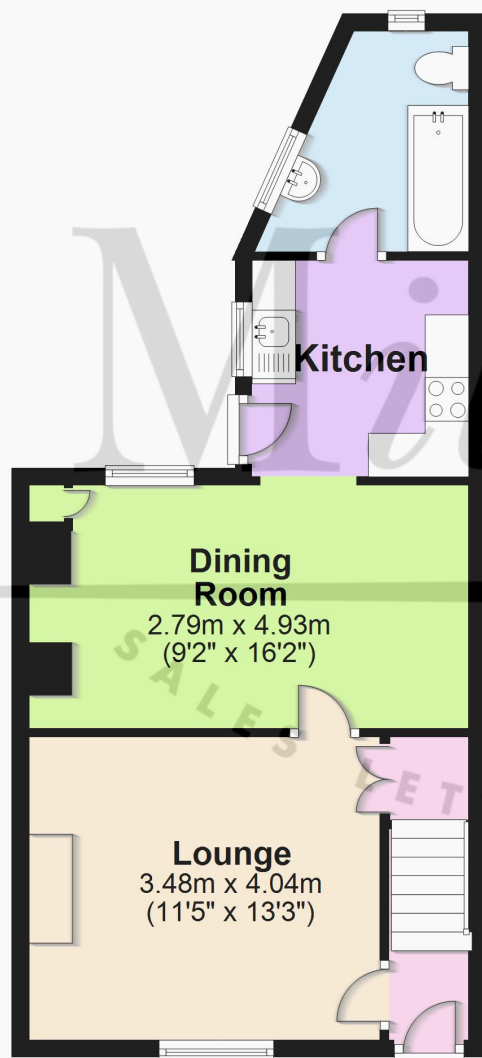


17 High Street, Wickwar, South Gloucestershire GL12 8NE

£265,000

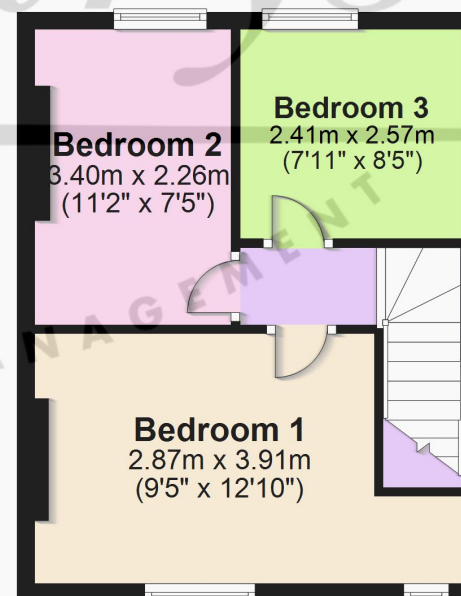
Ground Floor

Approx. 43.3 sq. metres (466.6 sq. feet)



First Floor

Approx. 31.4 sq. metres (337.9 sq. feet)



Total area: approx. 74.7 sq. metres (804.5 sq. feet)

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

17 High Street, Wickwar, South Gloucestershire GL12 8NE

NO ONWARD CHAIN! 17 High Street is a character red brick cottage with a central village location fronting the High Street, just along from the Maple and Fox Public House. Behind this pretty home there is a well hidden good size garden which has a lawn coming off from a big patio area, a very handy side pedestrian access from the pub car park (which is used as the main entrance to the cottage) plus a further hidden gem in this lovely garden is the large timber summer house which has power and water and doubles up as a workshop / storeroom / utility room and could also be used as home office space if wanted. Inside the house the accommodation comprises in brief of a lounge with woodburner, a separate dining room, a kitchen which leads onto the downstairs bathrooms and three bedrooms upstairs. The main bedroom is of a good size as it stretches across the front of the property and has two windows. The front entrance door takes you from a small hallway lobby to the pavement which fronts the cottage, whilst from the kitchen there is a pathway that leads to the patio area and garden at the rear.

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

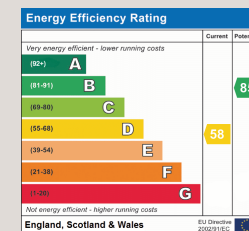
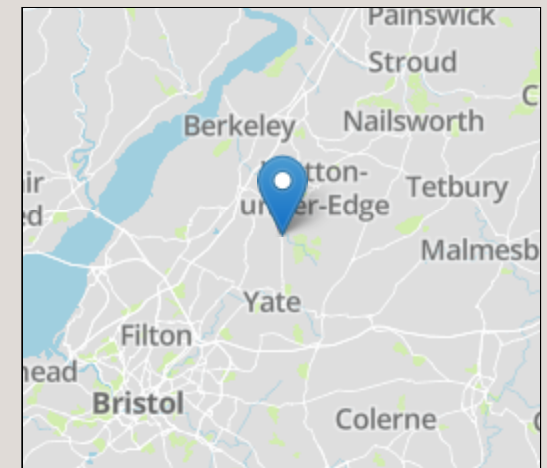
- Lovely Character Red Brick Cottage • No Onward Chain!
- Convenient Location in Central Village for Public House, Coffee Shop, Social Club - Plus Easy Walk to Local Primary School
- End of Terrace with Side Pedestrian Access from the Fox and Maple Car Park
- Lovely Big Hidden Garden with Large Patio and Lawn PLUS Fantastic Timber Garden Office / Summer House / Workshop (with power and water supply)
- Three Upstairs Bedrooms, Two Receptions and Downstairs Bathroom
- Popular Village with Country Walks, Playing Fields and Good Road Access To Chipping Sodbury and M4 / M5 Motorways
- Gas Central Heating and Upvc Double Glazing • Council Tax Band C - South Gloucestershire Council

Directions

Follow the High Street from Chipping Sodbury and just after the North Road turning on your right you will see a row of small cottages. Number 17 is the last one, just prior to the Fox and Maple car park.

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

Tenure - Freehold



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