

Milburys

SALES LETTING MANAGEMENT



34 Ivy House, Sodbury Road, Wickwar, South Gloucestershire GL12 8NR

£865,000

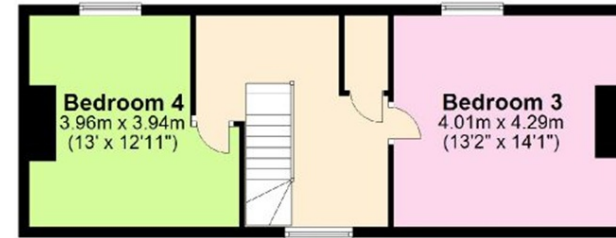
First Floor

Approx. 69.8 sq. metres (751.0 sq. feet)



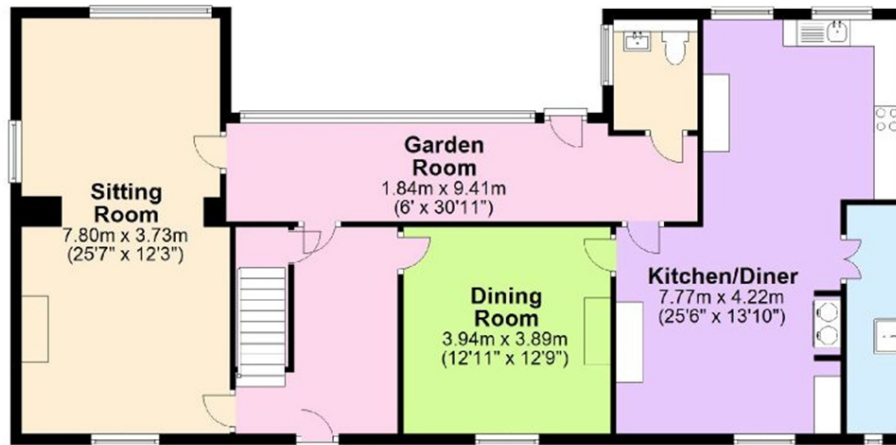
Second Floor

Approx. 44.4 sq. metres (477.7 sq. feet)



Ground Floor

Approx. 114.3 sq. metres (1229.9 sq. feet)



Total area: approx. 228.4 sq. metres (2458.7 sq. feet)

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

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With a prominent Wickwar location approaching the High Street, this impressive Grade II listed Georgian home is brimming with character plus period features and is a rare find in the village. Sitting in a plot of just under a third of an acre this former farmhouse has the most beautiful garden with a large lawn, patio area and additional hidden garden at the rear which has been used for vegetable growing and cultivation. The garden is westerly facing and backs onto a screen of trees with open countryside beyond and so has much privacy. Once inside a welcoming entrance hall with feature tiled flooring leads onto to a well proportioned sitting room, garden room, formal dining room and downstairs guest cloakroom whilst a charming kitchen/diner has a solid fuel Rayburn range and room for a dining table. There is also a walk-in larder with Belfast sink coming off from the kitchen. The first floor has a large master bedroom, second bedroom and spacious bathroom with roll top bath and separate shower whilst the upper/second floor has two double bedrooms, both with enviable views of the garden and surrounding countryside. The property has parking for several cars and a carport to the side with secure iron gates. A 'one of a kind' period home with a lovely interior, sympathetic to its age and history.

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 Grade II Listed Georgian Home with Much Character
- Beautiful Westerly Facing Garden with Large Lawn and Lots of Privacy
- Prominent Village Location Plus Backing onto Woodland and Countryside
- Convenient for M5 Motorway Plus Close to Good Local Schools
- Spacious Accommodation with Four Double Bedrooms Set Over Three Floors
- Kitchen/Diner with Solid Fuel Rayburn Range and Larder/Utility Room
- Large Family Bathroom with Roll Top Bath and Separate Shower
- Gas Central Heating and Mains Drainage
- Off Street Parking with Carport
- Council Tax Band E - South Gloucestershire Council

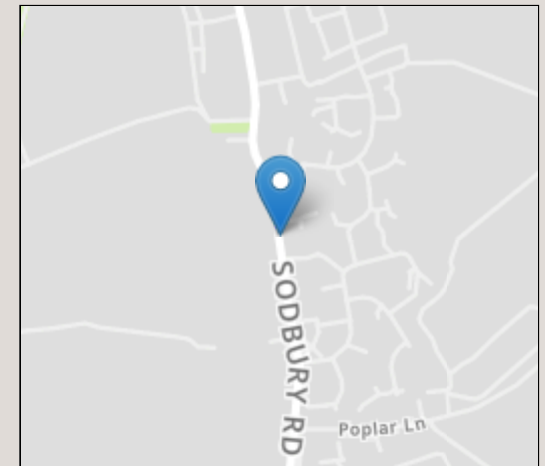
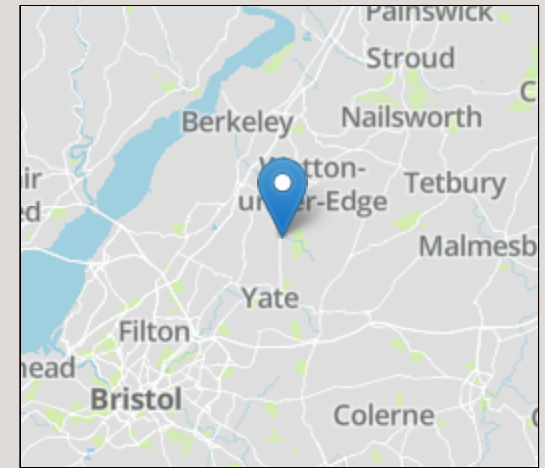
Directions

From Chipping Sodbury head into Wickwar and go over the mini-roundabout by Amberley Way. Shortly after the property will be found on your left hand side, fronting the road.

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

Tenure - Freehold

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



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