

The logo for Milburys, featuring the name in a white serif font on a dark blue background.

SALES LETTING MANAGEMENT

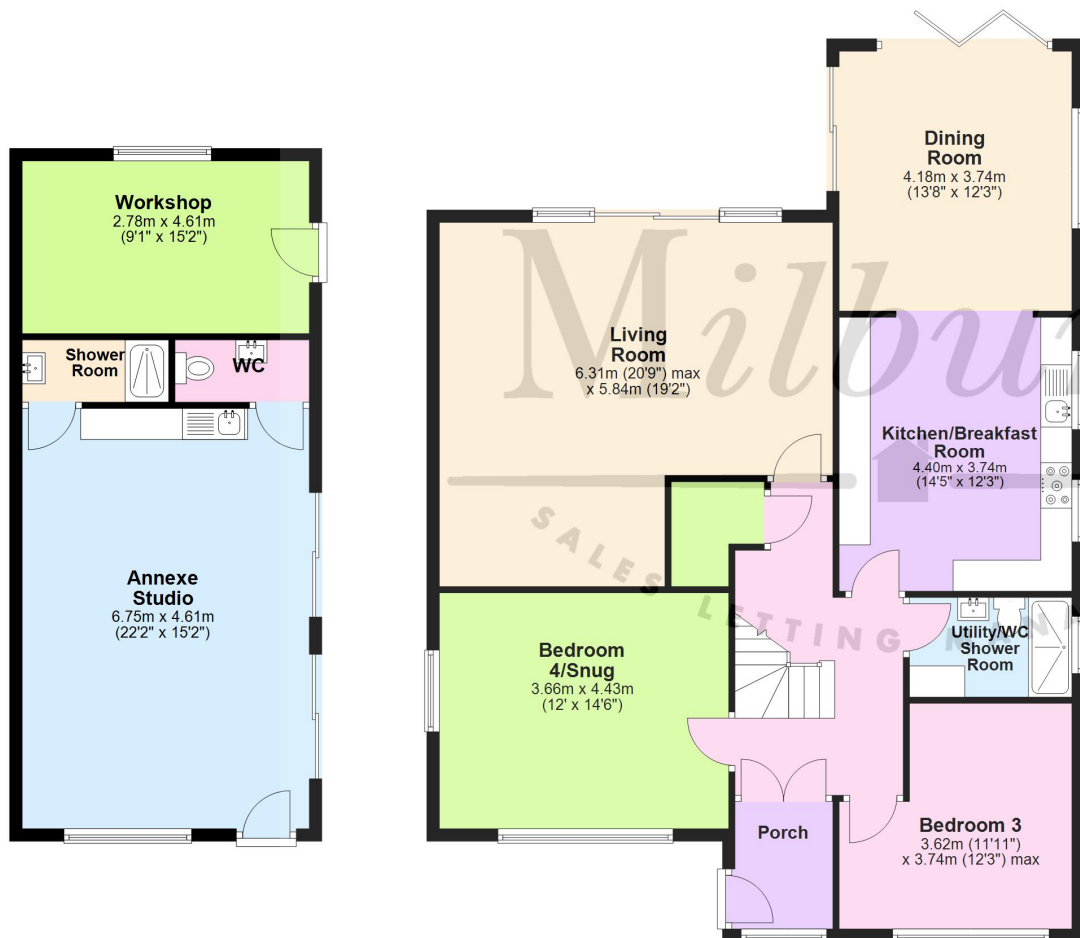


Westbrook, Abson Road, Wick, Bristol BS30 5TT

£835,000

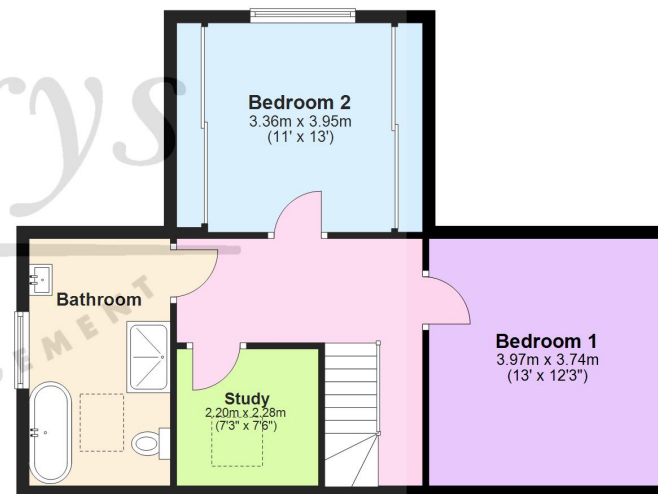
### Ground Floor

Approx. 167.2 sq. metres (1799.6 sq. feet)



### First Floor

Approx. 54.0 sq. metres (581.8 sq. feet)



Total area: approx. 221.2 sq. metres (2381.4 sq. feet)

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

# Westbrook, Abson Road, Wick, Bristol BS30 5TT

Set on the fringe of the pretty hamlet of Abson, just a short drive from the village of Pucklechurch this attractive property offers delightful rural views front and back. Offering a flexible layout for a family, or those downsizing, or those in need of a separate annexe accommodation for a relative. Accessed via stylish electric gates, first impressions will not disappoint with a large paved driveway for several cars, caravan or motorhome. The main house provides a large ground floor footprint with a lovely welcoming entrance hall complete with oak staircase in the centre. From here you will find two double bedrooms to the front, which could also be used as reception rooms. Then a modern shower room, also with laundry facilities. To the rear of the house you will find a large living room with glorious views out to the garden via patio doors. Then a generous kitchen fitted with modern appliances which opens straight into a further reception room/dining area with vaulted ceiling, flooded with natural light courtesy of glazed patio doors and a further set of bi-folding doors out to the garden. The first floor has two further bedrooms, a study and a beautiful modern bathroom. In addition to this sizable family home, there is a fully independent DETACHED ANNEXE. A fantastic open plan studio design with a small kitchen area, WC and separate shower room. At the rear of this building you will then find a workshop which is also ideal for storage. To the front of the property there are far reaching views over surrounding fields, whilst the rear garden has a lovely private feel, is generous in size and also backs onto countryside.

## Situation

Abson has a lovely rural setting just South of the village of Pucklechurch which is situated approximately 10.6 miles from Bristol and 10.4 miles from the centre of Bath (via the attractive Lansdown route which passes Lansdown Race Course). Commutable village life and beautiful countryside surrounds makes Abson a popular choice for those wanting excellent access to these two major cities and also to the nearby market town of Chipping Sodbury and the extensive shopping/recreation facilities of Yate. Nearby Pucklechurch village has a local store with post office, plus village bakery, coffee shop and two Public Houses. Pucklechurch C of E Primary School is located in the village as is the well maintained recreation ground. The village also has a cricket club, community centre and church whilst there is easy access to the Bristol ring road which is just 2 miles to the West, whilst the M4 Junction 18 is 4.5 miles to the East.

## Property Highlights, Accommodation & Services

- Detached House with Separate Annexe
- Rural Views And Countryside Walks
- Flexible Layout Over 2 Floors
- Modern Finish Throughout
- Large Kitchen/Diner
- Lovely Big Rear Garden with Field Views
- Large 1 Bedroom Studio Annexe
- Ample Driveway Parking
- Council Tax Band - E - South Gloucestershire Council

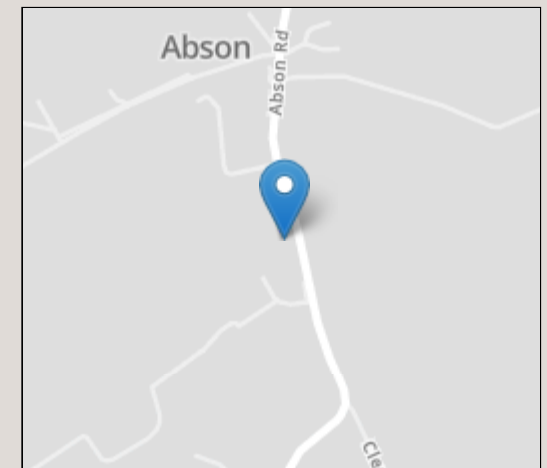
## Directions

From centre of Abson by the church and village green, continue towards Wick on the Abson Road where 'Westbrook' will be found shortly on the right hand side.

## Local Authority & Council Tax - - Tax Band E

**Tenure** - Freehold

**Contact & Viewing** - Email: [mil\\_sodburysales@milburys.co.uk](mailto:mil_sodburysales@milburys.co.uk) Tel: 01454 318338



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	2002/91/EC

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