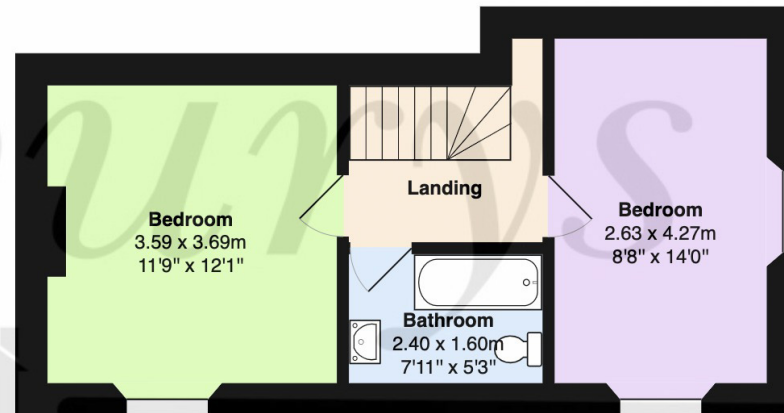


**Ground Floor**  
Area: 65.8 m<sup>2</sup> ... 708 ft<sup>2</sup>



**First Floor**  
Area: 34.8 m<sup>2</sup> ... 374 ft<sup>2</sup>

**Total Area: 100.5 m<sup>2</sup> ... 1082 ft<sup>2</sup>**

This plan is for illustrative purposes only and should only be used as such.  
Not to Scale.

# Hill Cottage The Downs, Wickwar, South Gloucestershire GL12 8JZ

Hill Cottage is a truly delightful character property (detached other than one corner which adjoins a neighbouring cottage) which dates back to the early 1800s. It has a wealth of attractive period features including the original flagstone floor, fireplaces, timber beams and flooring. Originally a two bedroom cottage, the property has since been extended at the rear with a large single storey extension which comprises of a modern kitchen, and utility room, then a third (single) bedroom with downstairs shower room and a handy boot room area. To the front there is an attractive lounge with feature fireplace and working log burner plus a separate dual aspect dining room that leads into a fabulous modern kitchen. On the first floor there are two good size double bedrooms and a family bathroom. There is a delightful - enclosed and very private - planted front garden which is laid to lawn with a combination of seating areas and lots of attractive shrubs and plants. There is also an elevated side garden with views and some cultivated areas, young fruit trees and then a small rear courtyard which is ideal for a small shed and storage. Hill Cottage is a 'chocolate box' character home, ideal for those looking for something cosy, unique and rather special! Please note there is NO PARKING at the property.

## Situation

With countryside surrounds and a quaint conservation High Street dating back to the 15th century, Wickwar has its own Public House, High Street Social 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's 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 a short drive away and have many shops, a selection of supermarkets, sports facilities and a train station with direct lines to Bristol and Gloucester.

## Property Highlights, Accommodation & Services

- Character Cottage • Attractive Set Back and Private Position • Detached (bar one corner) in a Village Setting
- 2 Upstairs Bedrooms with Upstairs Bathroom PLUS 1 Ground Floor Bedroom and Shower Room
- Period And Character Features Throughout • Gas Central Heating and Mains Drainage
- 2 Reception Rooms with Original Flag Stone Floors • Refitted Country Style Kitchen • Utility Room and Boot Room
- Council Tax Band - C South Gloucestershire Council

## Directions

Travel through the village High Street towards Wotton under Edge and immediately after the traffic lights turn left into The Downs. Hill Cottage will very shortly be on your left , just after the bend, set back and hidden. There is a pedestrian gateway only, blink and you will miss it!

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

South Gloucestershire Council. Tel: 01454 868009. Council Tax Band C. **Tenure** - Freehold

## Contact & Viewing - Email: mil\_sodburysales@milburys.co.uk Tel: 01454 318338



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

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