





Total area: approx. 124.1 sq. metres (1335.5 sq. feet)

This plan is for illustrative purposes only. Not to scale.
Plan produced using PlanUp.



132 Inglestone Road, Wickwar, South Gloucestershire GL12 8PJ

Immaculately presented! We are delighted to offer this spacious and bright family home situated on a modern development, siding onto an open green with views to the front. The house is within walking distance to the popular Alexandra Hosea Primary School and just a short drive from Katherine Lady Berkeley Secondary School. This beautiful property is light and airy and has been stylishly updated by the current owners to a high standard. The accommodation offers a large and welcoming entrance hall with access to a modern downstairs WC. Then you will find a sizable lounge to the front with feature log-burner. From here glazed double doors lead you into an open plan kitchen/diner. This beautiful sociable space has modern units and space for all appliances, then a lovely raised breakfast bar and space for formal dining. There are French doors that lead directly out to the rear garden from the dining area. Finally, a handy utility room completes the ground floor. Upstairs has four double bedrooms (all with built-in wardrobes), a modern family bathroom plus a re-fitted ensuite shower room to the master. Outside there is an enclosed westerly facing rear garden laid to lawn and patio, plus an attractive decked seating area. Pedestrian access is available to the detached single garage with two available parking spaces which are at the rear of the house, whilst to the front of the property there is a further double driveway. Personal Interest: Please note that Milburys Estate Agents in Chipping Sodbury are acting for the sale of this property and a member of staff from another office has a personal interest as the property owner is a relative to that person.

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

- Beautifully Presented Throughout
- Sizable Family Home
- 4 Double Bedrooms
- Beautiful Lounge with Log Burner
- Kitchen/Diner Over Looking The Enclosed Rear Garden
- Utility Room
- Stylish Bathroom and Ensuite Shower Room
- Landscaped Westerly Facing Rear Garden
- Detached Garage and Parking for 4 cars
- Council Tax Band - E - South Gloucestershire Council

Directions

On entering Wickwar from Chipping Sodbury, Inglestone Road is the second turning on the right hand side. Number 132 Inglestone Road will be shortly found on the left hand side.

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



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