

Milburys

SALES LETTING MANAGEMENT



9 Turnpike Gate, Wickwar, South Gloucestershire, GL12 8ND

£625,000



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We are pleased to offer this sizable family home; an impressive detached property with a private feel and an attractive outlook. Set in an enviable tucked away position in a small cul-de-sac location, this 5 bedroom property offers ample living space and a flexible layout. A large entrance hall invites you to all ground floor rooms which comprises of a great size lounge with patio doors overlooking the rear garden, plus connecting double doors to a huge dining hall which has a bay window and looks out to the front over the attractive green which is exclusive to this small cul-de-sac. You will also find a good study, then a refitted high gloss kitchen/breakfast room with space for all modern appliances and granite worktops, plus a sociable breakfast bar. The first floor comes with great proportions, the master bedroom offering fitted wardrobes and a large ensuite with a bath. Bedroom 2 boasts lovely views and a feature bay window. Bedroom 3 comes with a second ensuite shower room then a further 2 bedrooms and a family wet room complete the first floor. Externally you will find a detached double garage with driveway parking for 2 cars whilst to the rear you find a landscaped rear garden, which is designed for easy maintenance and has been laid to patio and decking. From the green you can easily access footpaths which take you across the fields and onto the picturesque Lower Woods.

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

- Large Detached Family Home
- Lovely Green Outlook with a Private Feel
- 5 Bedrooms.
- 2 Ensuite Bathrooms and a Family Bathroom
- 3 Reception Rooms
- Modern Kitchen/Breakfast Room
- Cul-De-Sac location
- Countryside Surrounds
- Detached Double Garage
- Council Tax Band - F. South Glos Council

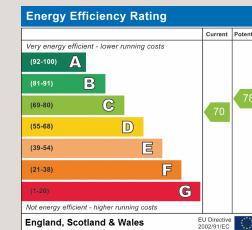
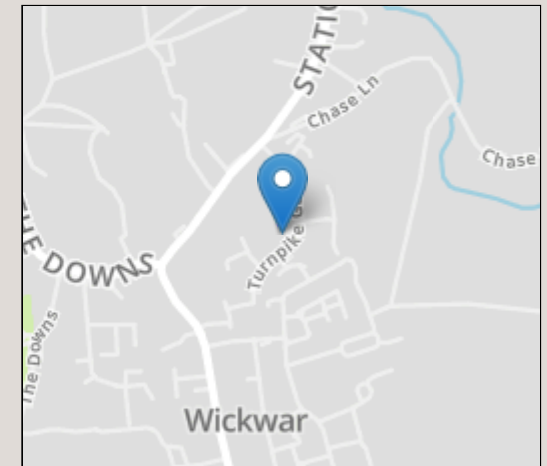
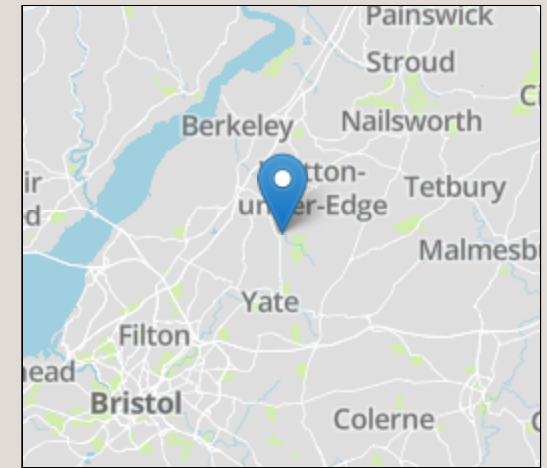
Directions

Follow the High Street through the traffic lights toward Wotton and shortly after you will see Turnpike Gate on your right. Turn in and look for the 2nd small cul-de-sac on your left and follow to the bottom where you then turn left to find No. 9

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

Tenure - Freehold

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



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