



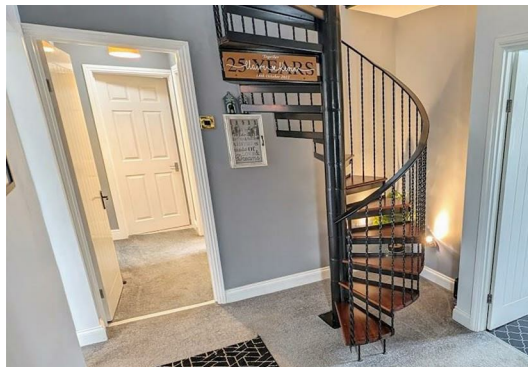
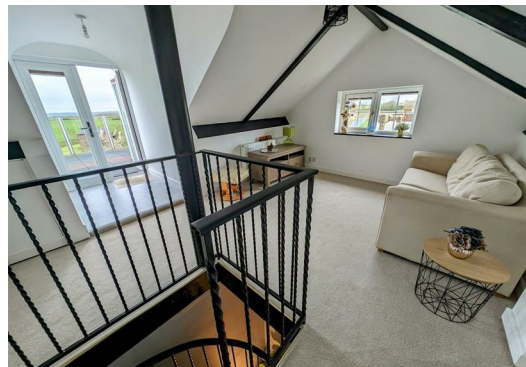
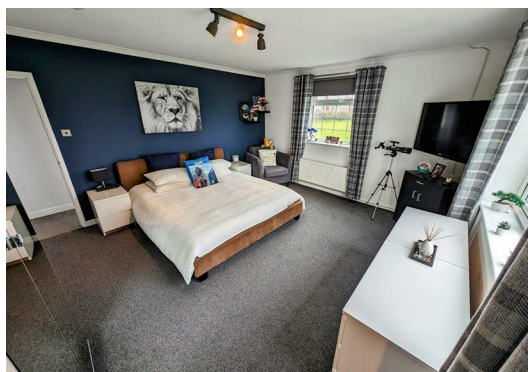
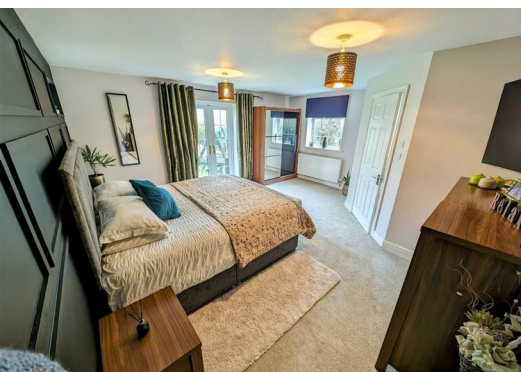
## 86 Sodbury Road, Wickwar, Wotton-Under-Edge

- Stunning Countryside Views
  - 4 Bedrooms
  - Lounge
  - Kitchen/Breakfast Room
- Detached Garage & Extensive Parking

- Detached Property
- Bathroom & Ensuite
  - Dining Room
  - Roof Garden
- Set in approx 1/4 acre

**£695,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



**This beautifully presented property offers light, airy living accommodation that briefly comprises entrance hallway, lounge with wood burner, dining/family area, kitchen/breakfast room, three bedrooms (master en-suite), shower room to the ground floor. Upstairs boasts a fourth bedroom and further living space with access to the roof garden over looking stunning countryside views. Set within approx. a quarter of an acre. The property has double gated off street parking for many vehicles and detached garage. Positioned in the sought after village of Wickwar, this unique property is sure to create much interest early viewing advised.**

#### Entrance Hallway

Double glazed door into, hallway with spiral stairs to 1st floor, doors into shower room, inner hallway, and opening into

#### Shower Room

Double glazed window to the front and side, white suite comprising WC, double vanity wash hand basins with mixer taps over and cupboards under, walk in shower, heated towel rail,

#### Lounge

19'8" x 16'8"

Double glazed bi-folding doors opening to the rear garden over looking stunning countryside views, two radiators, wood burning stove set in stone surround, TV point.

#### Kitchen/Breakfast Room

16'10" x 10'11"

Two double glazed windows to the front, wall, drawer and base units with worksurface over, 1.5 sink unit with mixer tap over, electric oven with gas hon and extractor fan over, spaces for washing machine and fridge/freezer, integrated dishwasher, Island with seating and units under, underlighting, radiator, opening into

#### Dining/Family Room

16'10" x 15'8"

Two double glazed windows to the front and one to the side, radiator.

#### Bedroom Two

15'8" x 14'8"

Double glazed windows to the side and rear, radiator.

#### Inner Hallway

Radiator, storage cupboard tunnel light, doors into

#### Bedroom One

16'3" x 15'1" max

Double glazed windows to both sides of the property, double glazed French doors opening to the rear garden, radiator, door into

#### En-Suite

Double glazed window to the side, white suite comprising WC, ash hand basin, tiled shower cubicle, heated towel rail, tiled flooring.

#### Bedroom Three

12'7" x 11'11" max

Two double glazed windows to the front, radiator.

#### First Floor

#### Bedroom Four

12'9" x 11'5"

Double glazed Velux window with stunning countryside views, radiator, large storage cupboard with wall mounted Worcester gas boiler, reduced head height, beamed ceiling.

#### Mezzanine

Double glazed window to the side, (reduced head height), beamed ceiling, double glazed French doors opening to roof garden.

#### Roof Garden

With glass balustrade over looking the garden with stunning countryside views.

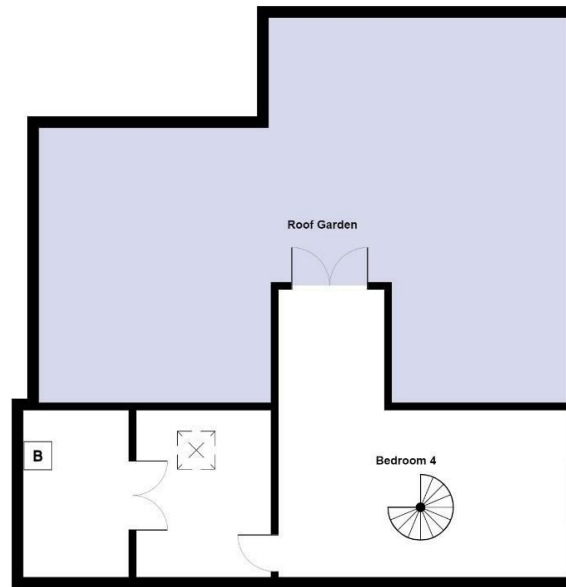
#### Outside

The front is laid to stones with stone wall and double gated access, providing off street parking for multiple vehicles and a detached garage. There is gated access to both side of the property and outside tap.

The enclosed rear garden is mainly laid to lawn with mature trees and fruit tree, decked area, overlooking neighbouring countryside fields, garden shed Currently the 'Man Cave' garden bar with its own decked area to the front with light and power, log store and further storage shed.


#### Garage

There is a detached garage with up and over door, courtesy door to the side and double glazed window to the rear, rafter storage, light and power.



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

### Viewing

Please contact our Hunters Yate Office on 01454 313575 if you wish to arrange a viewing appointment for this property or require further information.



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