



**COUNTRY**  
PROPERTY

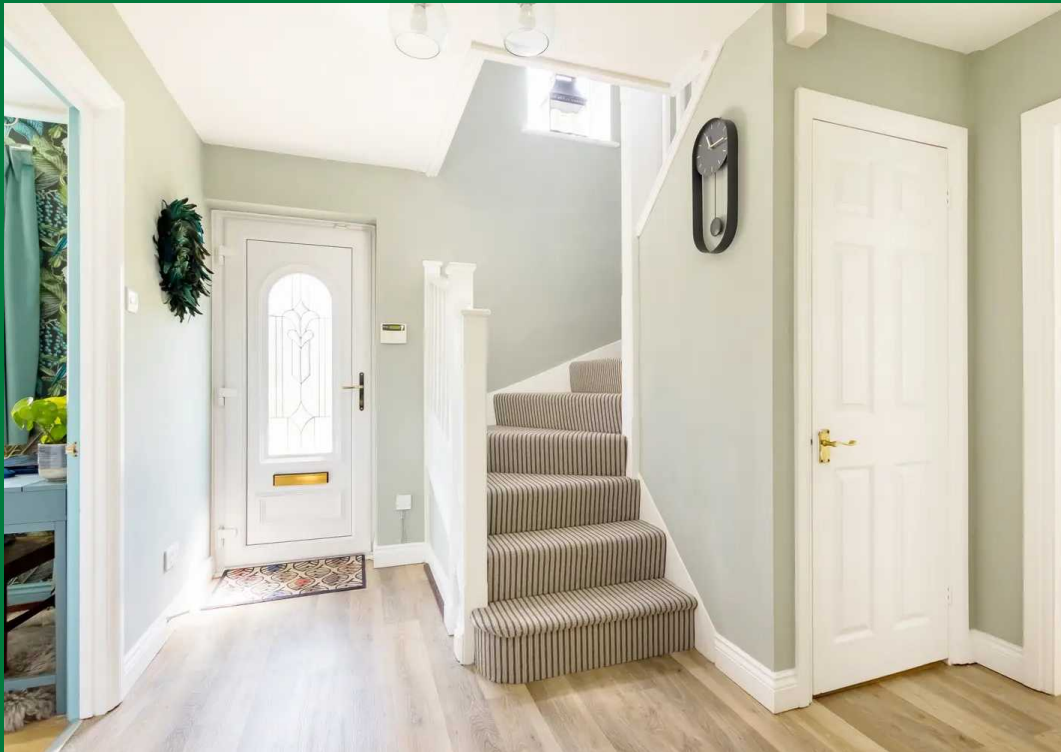


12 Turnpike Gate,

Wickwar

£619,500







# 12 Turnpike Gate

Wickwar, GL12 8ND

Simply a wonderful 4 bedroom detached family home presented to a high standard, beautiful countryside views towards the Cotswold escarpment and located in the popular village of Wickwar. No onward chain.

This stunning property benefits from generous light and airy accommodation, is tastefully decorated throughout and is located on the edge of the village in a quiet backwater. It's within easy and safe walking distance to the renowned Alexander Hosea primary school and on the bus route for Katharine Lady Berkeley's secondary school. The accommodation includes entrance hall, cloakroom, kitchen breakfast room, utility, lounge, dining room, study, 4 bedrooms including master ensuite and family bathroom. Outside and to the front, you'll find the garden space gives an open aspect to the views beyond, then to the rear, the Westerly facing garden provides a lovely sunny aspect with well stocked and maintained borders, raised seating area and a pond. For parking you've got a double garage with loft storage above and driveway parking. Truly a house worth viewing to fully appreciate what is on offer.

- Detached Family Home
- 3 Reception Rooms
- Kitchen Breakfast Room
- 4 Bedrooms & 2 Bathrooms
- Westerly Facing Rear Garden
- Double Garage & Parking
- No Onward Chain
- Energy Efficiency Band D

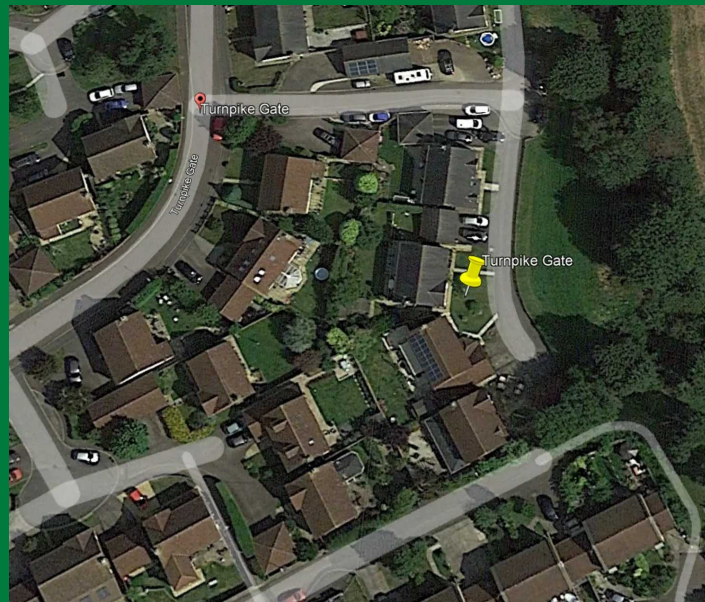






## Wickwar

Wickwar is a semi-rural village which centers' around an historic High Street and has a great community spirit with local football team and other clubs. Village shops and businesses include a coffee shop/deli, pub restaurant, social club, hairdressers, vehicle garage, emporium, and gym amongst others. The renowned Alexander Hosea primary school with an Ofsted rating of 'Outstanding' is just a short walk away from the property. Wickwar is a highly sought-after location due to its convenient access to the popular Market town of Chipping Sodbury which is under 4 miles South of the property, and just 5 miles North of the property is the vibrant town of Wotton-under-Edge. Both with an abundance of shops, pubs and restaurants. This property is also particularly well placed with easy access to M5/M4.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>80</b>
(55-68)	<b>D</b>	<b>64</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Simply a wonderful 4 bedroom detached family home presented to a high standard, beautiful countryside views towards the Cotswold escarpment and located in the popular village of Wickwar. No onward chain. Council Tax band: F

Tenure: Freehold

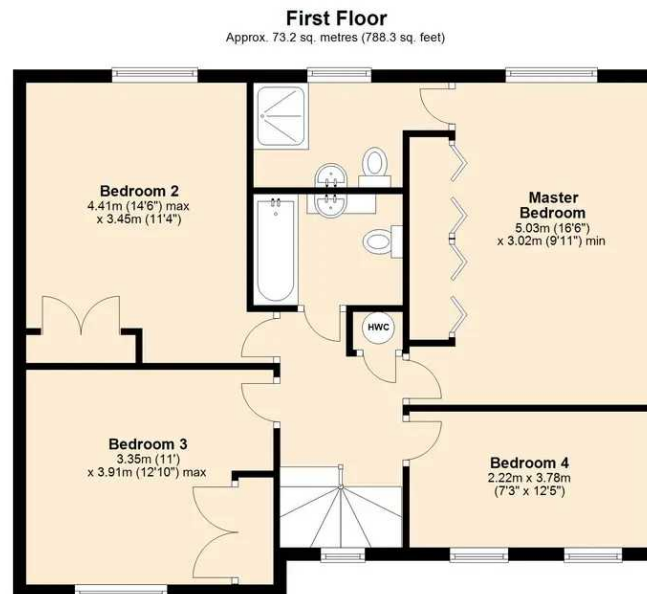
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





You can include any measurements, floorplans and distances with your marketing material.



Total area: approx. 146.0 sq. metres (1571.3 sq. feet)

Sketch plan for illustrative purposes only  
Plan produced using PlanUp.

Disclaimer:- These particulars are set out as a general guide only and do not constitute any part of an offer or contract.

Details, photographs, measurements, floorplans and distances are given as a guide only and must not be relied upon for the inclusion of any visible fixtures and fittings.

Asking prices, rents, or other figures quoted are believed to be correct at the time of publication. They are presented in good faith but without any responsibility, must not be relied upon as statements or representations of fact, and any affected parties must satisfy themselves by inspection or otherwise as to the correctness of each of them by their solicitor prior to exchange of contracts.

We have not carried out a structural survey. Any services, appliances and fittings have not been tested. We recommend independent specialist advice be taken if in doubt, about these, or any liability for VAT in respect of any transaction relating to this property.

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