



**COUNTRY**  
PROPERTY



**5 Honeyborne Way**

Wickwar

**£445,000**



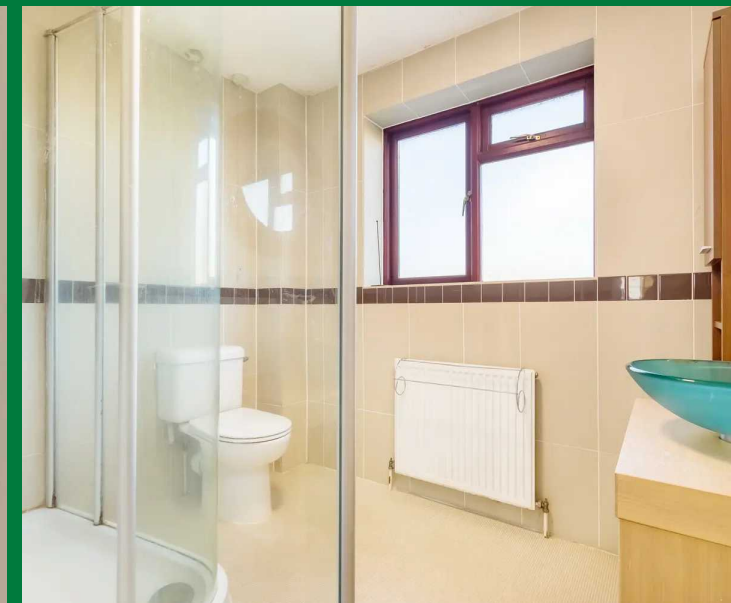
# 5 Honeyborne Way

Wickwar, Wotton-Under-Edge, GL12 8PF

Tidily presented detached family home - one of only 10 houses in this established environment near the heart of the village. Carefully extended over the years the 4 bedroom property now features a full width kitchen dining family room with impressive wall of bi-folding doors out to the garden, and a splendid master bedroom suite.

The property is ready to move in, having been well maintained and features off road parking in the front, and an pleasant lawned garden to the rear. The location speaks for itself: within easy and safe walking distance to the revered Alexander Hosea primary school, on the bus route for Katharine Lady Berkeley secondary school, and only a short walk from amenities in the historic High Street. In summary the accommodation includes 4 bedrooms, master ensuite shower room, lounge with log burner, spacious kitchen family room with bi-fold doors opening out on to the enclosed rear garden, entrance hall, cloakroom, and a family bathroom. Offered for sale with no onward chain.

- Detached Family Home
- Lounge & Cloakroom
- Impressive Open Plan Kitchen Family Room
- 4 Bedrooms & 2 Bathrooms
- Enclosed Rear Garden
- Single Garage & Driveway Parking
- No Onward Chain
- Energy Efficiency Rating C





## Wickwar

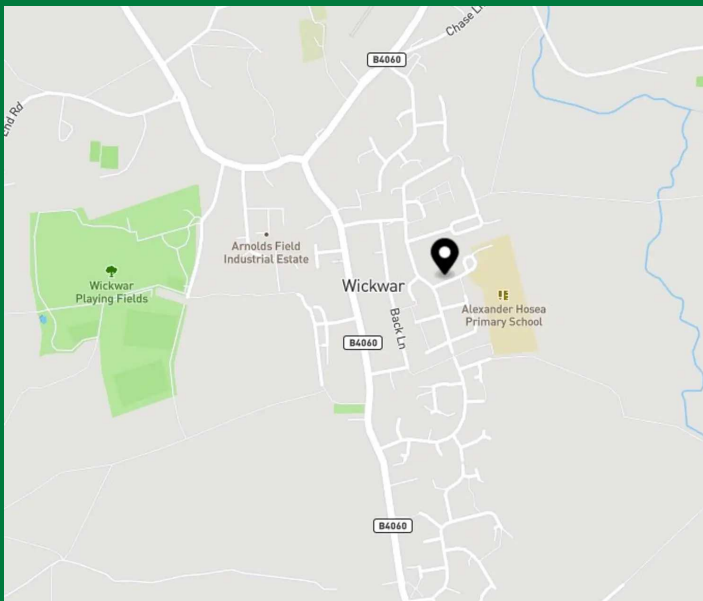
Wickwar is an established country village conveniently located between Bristol Bath and Gloucester and Chipping Sodbury, Wotton under Edge and Falfield. There is access to the M4 motorway junction 18 Tormarton and the M5 junction 14 at Falfield. There is a local village shop (located in the public house) social club, garage and the renowned Alexander Hosea primary school. The well respected Katharine Lady Berkeley Secondary School is in the next village of Kingswood, there is a school bus pick up from Wickwar. There are local football and cricket teams.


Extended family home by Alexander Hosea School in Wickwar. Lounge with log burner, kitchen/dining/family room with bi-fold doors. 4 bedrooms, ensuite, family bathroom. Single garage, driveway.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	72	82
(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, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	



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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.

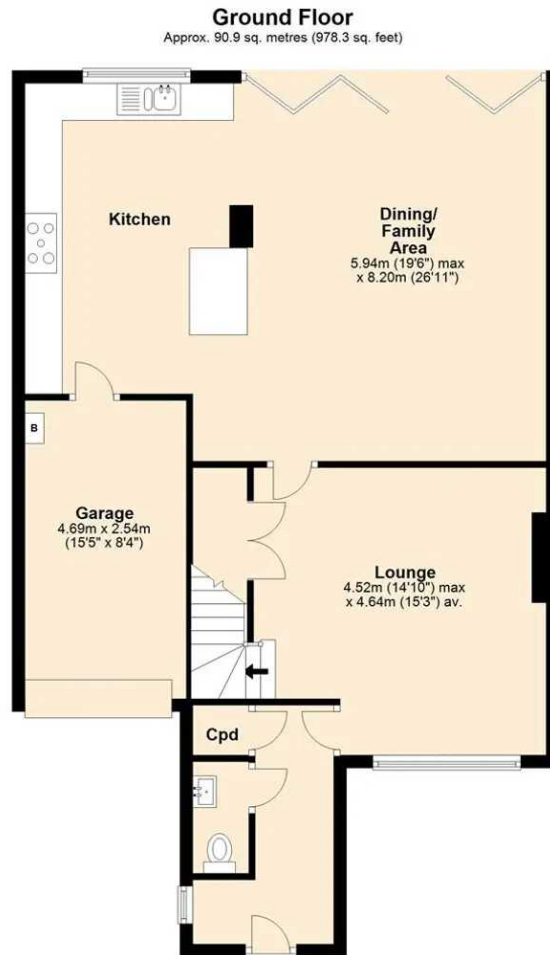
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Total area: approx. 154.7 sq. metres (1664.8 sq. feet)

Sketch plan for illustrative purposes only  
Plan produced using PlanUp.