



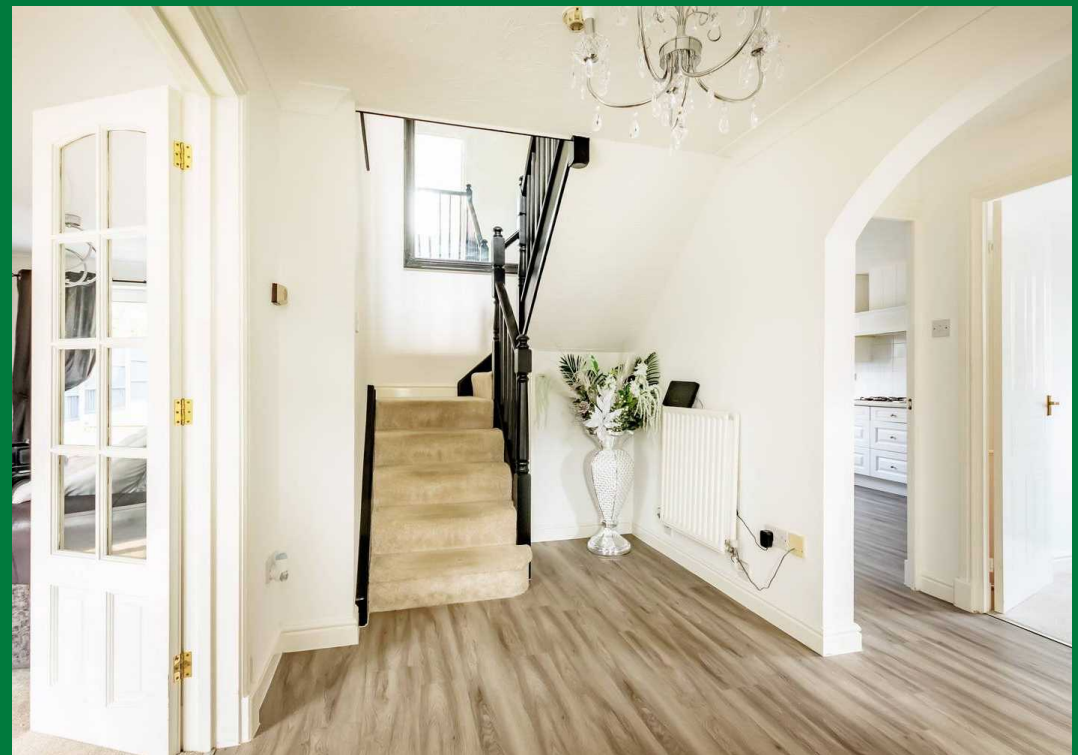
COUNTRY
PROPERTY



19 Canters Leaze

Wickwar

£545,000



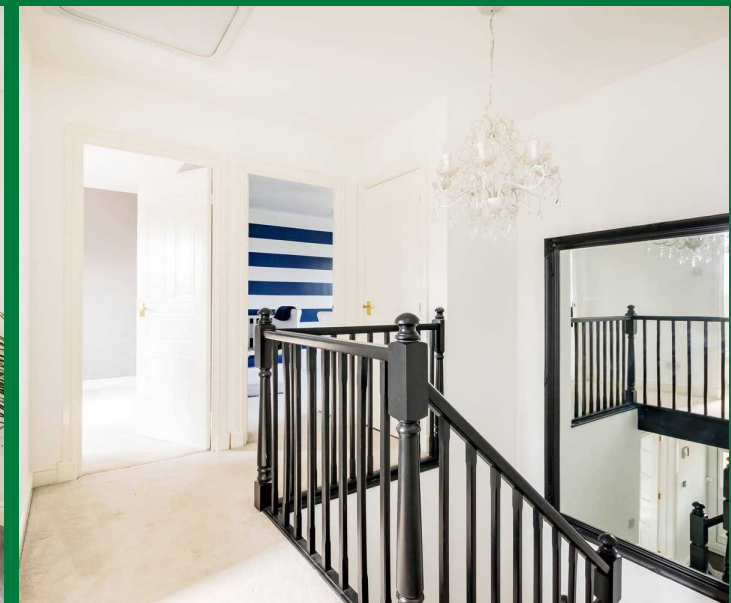
19 Canters Leaze

Wickwar, GL12 8LX

Generously-sized detached family home, located in a well established cul-de-sac on the semi rural fringes of this popular village. This beautifully presented property sits well within its own plot and enjoys countryside views towards the Cotswold escarpment in the distance.

The accommodation includes entrance hall, lounge, dining room, study/playroom, kitchen with separate utility, 4 bedrooms with master ensuite and a family bathroom. Outside, the property benefits from a large garden by modern standards, it is enclosed and a blank canvas for anyone with green fingers - and plenty of space for the family for enjoy, including space for a hot tub. The detached double garage is accessed from the garden with a side gate to the driveway. The current vendors have found a property they want to move to, so are motivated sellers.

- Detached House
- Lounge, Dining Room & Study
- Kitchen & Utility
- 4 Bedrooms & 2 Bathrooms
- Generous Enclosed Rear Garden
- Double Garage & Driveway Parking
- Vendors Suited
- Energy Efficiency Rating TBC





Wickwar

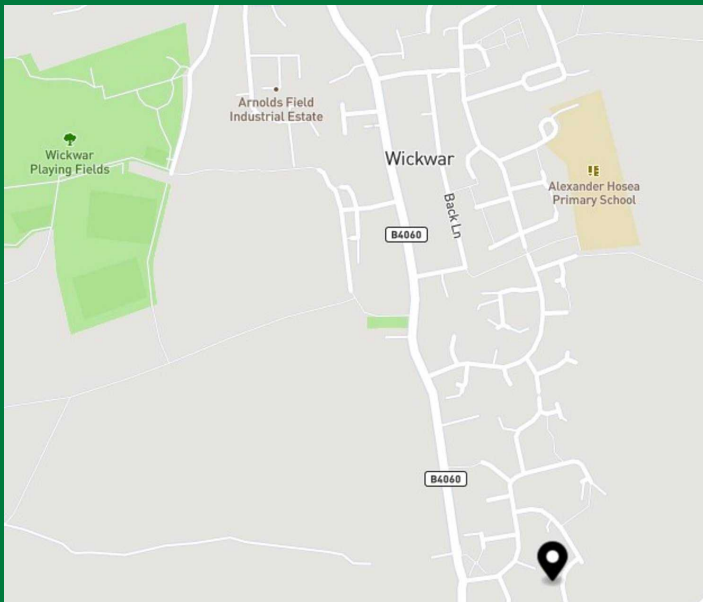
Wickwar is an established country village conveniently located between Bristol Bath and Gloucester and Chipping Sodbury, Wotton under Edge and Falfield. There is access to the M4 motorway junction 18 Tormarton and the M5 junction 14 at Falfield. There is a delicatessen in the village, social club, garage 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.

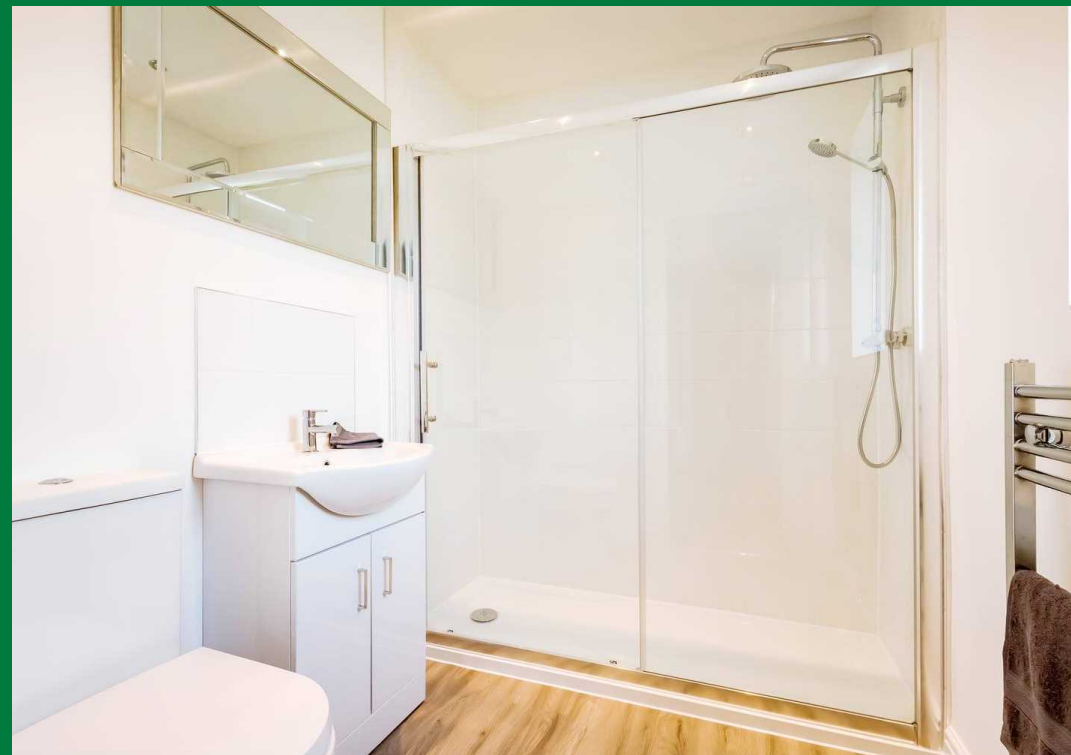
Spacious family home in a sought-after location with countryside views. Includes 4 bedrooms, master ensuite, generous garden, double garage, and motivated sellers. Ideal for families.

Council Tax band: F

Tenure: Freehold

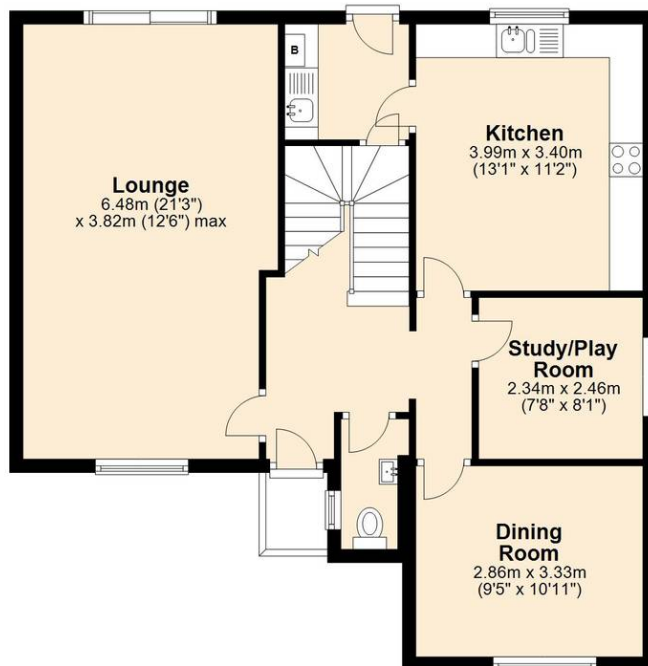
EPC Energy Efficiency Rating: TBC





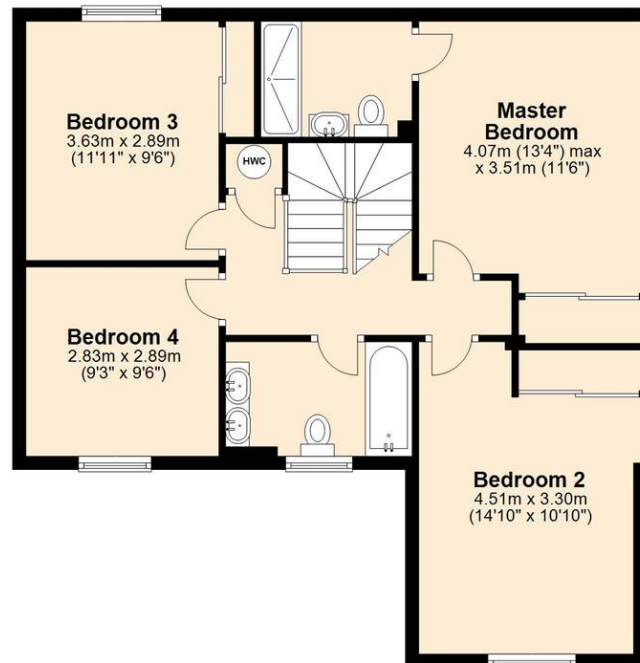
Ground Floor

Approx. 71.6 sq. metres (770.5 sq. feet)



First Floor

Approx. 70.3 sq. metres (756.8 sq. feet)



Total area: approx. 141.9 sq. metres (1527.4 sq. feet)

Sketch plan for illustrative purposes only
Plan produced using PlanUp.

19 Canters Leaze, Wickwar

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.

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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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