



ASKING PRICE

**£425,000**

**Inglestone Road**

Wickwar, GL12 8NH



#### PROPERTY SUMMARY

The ground floor comprises of a large entrance hallway with a downstairs cloakroom. The living room / dining room spans the width of the property and is dual aspect with a central feature fireplace. The spacious kitchen / breakfast room sits adjacent and boasts a range of wall / base units along with integral appliances including a fridge freezer, oven / hob and a dishwasher. There is a side door leading into the rear garden and a further door taking you into the garage.

On the first floor you will find the principle bedroom which boasts fitted wardrobes and benefits from an en-suite shower room. There are three further double bedrooms on this floor along with the modern family bathroom. Loft access can be found via the landing.

The property has a large block paved front driveway providing parking for multiple vehicles and access to the single garage which has power / lighting. There is side access to the right and a generous low maintenance rear garden which is mainly laid to lawn with a Southerly aspect.

#### SITUATION

The property is situated within the popular Inglestone Road in the village of Wickwar. The village boasts an historic High Street dating back to 15th Century with a public house and High Street Members Club along with cafes, hairdressers and many country walks. The popular Alexandra Hosea Primary School is within walking distance and the property is within the catchment of Katharine Lady Berkeley Secondary School in nearby Wotton-under-Edge. Yate and Chipping Sodbury provide more comprehensive shopping facilities and are both within a few minutes drive. Wickwar is also located close to the M4 (Junction 18 approx 8.7 miles) and M5 (Junction 14 approx 4.5 miles) so access into Bristol, Bath and Gloucester is easy and there is a train station in Yate.

4



2



2















## Inglestone Road, Wickwar, Wotton-under-Edge, GL12

Approximate Area = 1356 sq ft / 125.9 sq m

Garage = 135 sq ft / 12.5 sq m

Total = 1491 sq ft / 138.4 sq m

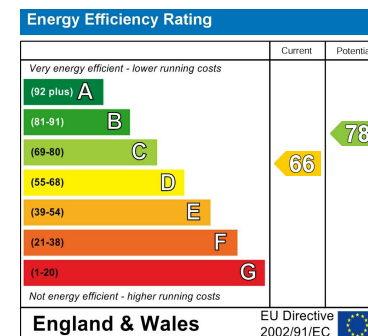
For identification only - Not to scale

**LOCAL AUTHORITY**  
South Gloucestershire

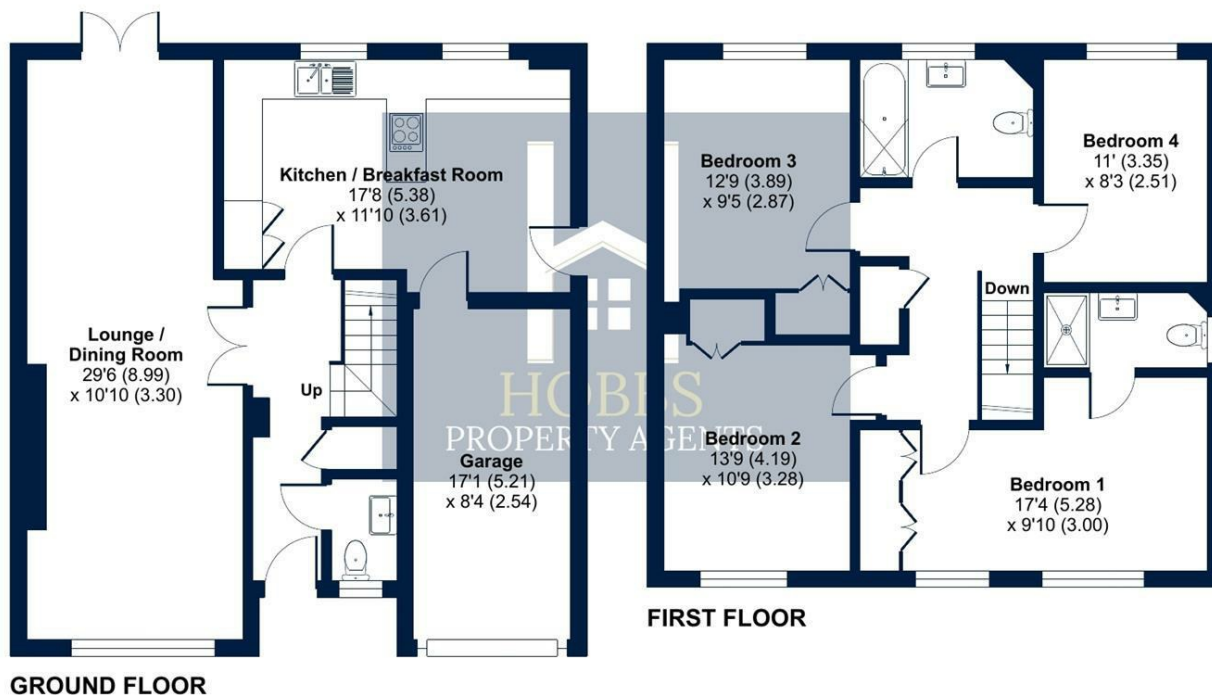
**TENURE**  
Freehold

**COUNCIL TAX BAND**  
E

**VIEWINGS**  
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Hobbs Property Agents Limited. REF: 1121490



**OFFICE DETAILS**  
01454 529 024  
sales@hobbspropertyagents.co.uk  
www.hobbspropertyagents.co.uk