

hunter
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1 Clock Cottages, West End, Wickwar, South Gloucestershire, GL12 8LD

An outstanding semi-detached, four bedroom stone cottage finished to an exceptional standard throughout to create a simply breath-taking home. Complete with charming, landscaped grounds, established vegetable garden, a stone outbuilding and off-road parking.

1 Clock Cottages is believed to date back to circa 1740 and was originally the carriage house and stables to neighbouring West End House. As its' name suggests it has the original clock in the front elevation from circa 1812 which, thanks to the original winding mechanism situated in the master bedroom, still keeps time to this very day. Converted to a house in the 1950's, the current owners have lived here for the past 26 years. In this time, they have added a sympathetic two storey extension in 2011, completely renovated the house finished with a beautiful, muted colour palette and landscaped the gardens. The cottage possesses an abundance of character features including exposed beams, stonework and wooden floorboards.

Entering through the front door opens into the central hallway with stairs rising to the first floor. To the right of the hallway is the impressive formal sitting room. The high ceilings and two windows, one of which has a window seat, create an inviting space that is added to by a Bath stone fireplace with stone hearth and a wood burner inset that create a real focal point to the room. The dining/sitting room sits to the left of the hallway and is a room of pleasing proportions. The room also has access to a useful understairs storage cupboard. Leading on from the dining room sits the kitchen at the rear of the house. This room is the real heart of the home and is filled with natural light from the French doors and windows looking out across the garden. The kitchen has a limestone tiled floor with underfloor heating and fitted with bespoke handmade cabinetry, including an island unit and dresser, all with oak worktops. Integrated appliances comprise a range cooker, fridge, microwave and dishwasher. The utility room is accessed from the dining room and has further bespoke cabinets as well as space and plumbing for a washing machine. To one end a door leads into a further store/boiler room, whilst at the other a door leads out to the rear garden.

The master bedroom sits to the front of the property and has exposed floorboards. The original brass winding mechanism housed in a wooden case makes a focal point to the room. There are two further well-proportioned double bedrooms and a double aspect single room with a vaulted ceiling, currently used as a study. The luxurious main bathroom has a vaulted ceiling with oak A frames and an exposed stone wall making this such a characterful room. The sanitaryware is all by Fired Earth comprising a wash hand basin, WC and freestanding bath positioned in front of the window. There is an additional bathroom with a bath with shower over, wash hand basin and WC.

The house is bordered on one side by a lovely Cotswold stone wall and approached onto a natural stone driveway providing parking.



Stepping stones set centrally down the front lawn flanked either side by established borders lead to the front door. To one side of the cottage there is pedestrian access to the outstanding rear garden. Off the house is a natural stone terrace making the ideal spot to sit and relax. The garden has lawned areas established borders and hedging and entices you to look around the next corner. To the far corner there is a vegetable and cutting garden set as raised beds. To one side of the cottage there is pedestrian access to the outstanding rear garden. Off the house is a terrace.

We understand the property is connected to main water and electric. There is LPG gas and private drainage is a septic tank. Council tax band D (South Gloucestershire County Council). EPC – C (79)

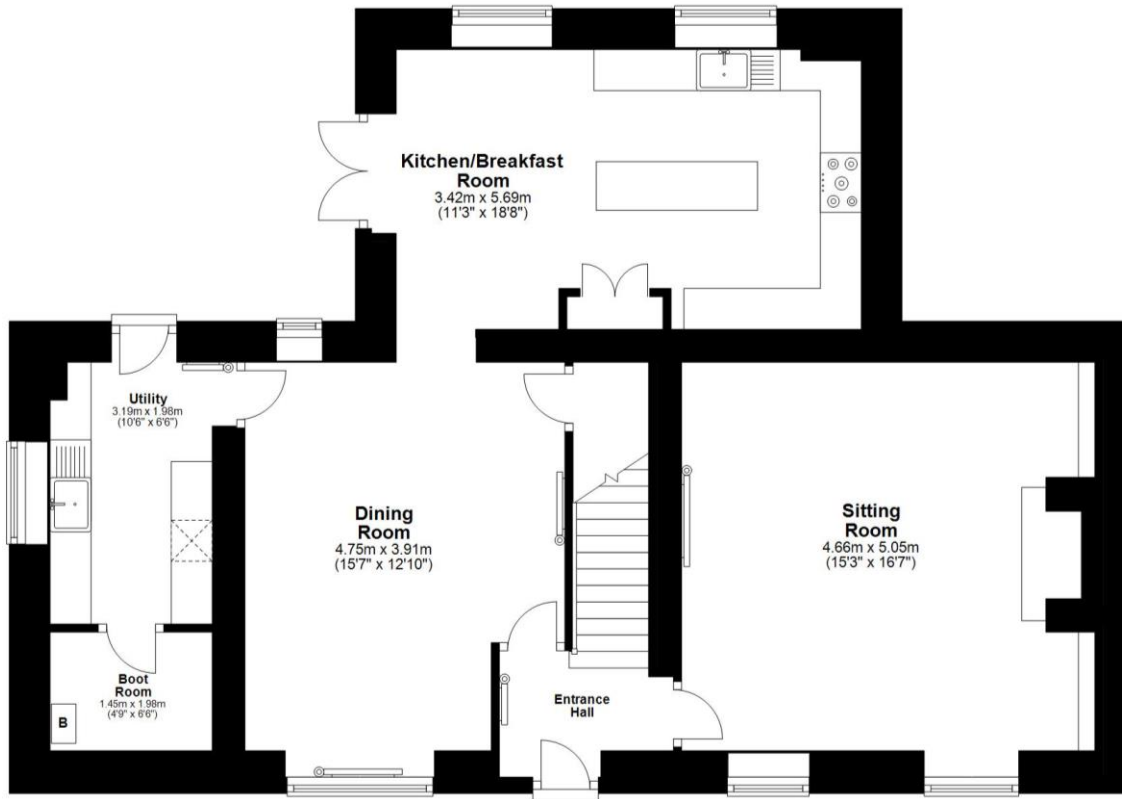
The cottage is nestled at the head of two peaceful country lanes in the heart of the charming hamlet of West End close to the village of Wickwar. Wickwar is steeped in history and has a quaint high street providing numerous amenities including a convenience store, coffee shop, pub and a well-supported church. The nearby larger towns of Chipping Sodbury and Wotton-under-Edge provide a wider choice of shops and services. The highly regarded Alexander Hosea primary school is in Wickwar and this feeds into the outstanding Katharine Lady Berkeley Secondary School. Communication links are good with the M4 junction 18 around 8.5 miles away and M5 junction 14 just 4.5 miles away. Yate has the nearest train station to get a direct train to Bristol.

Guide Price £800,000



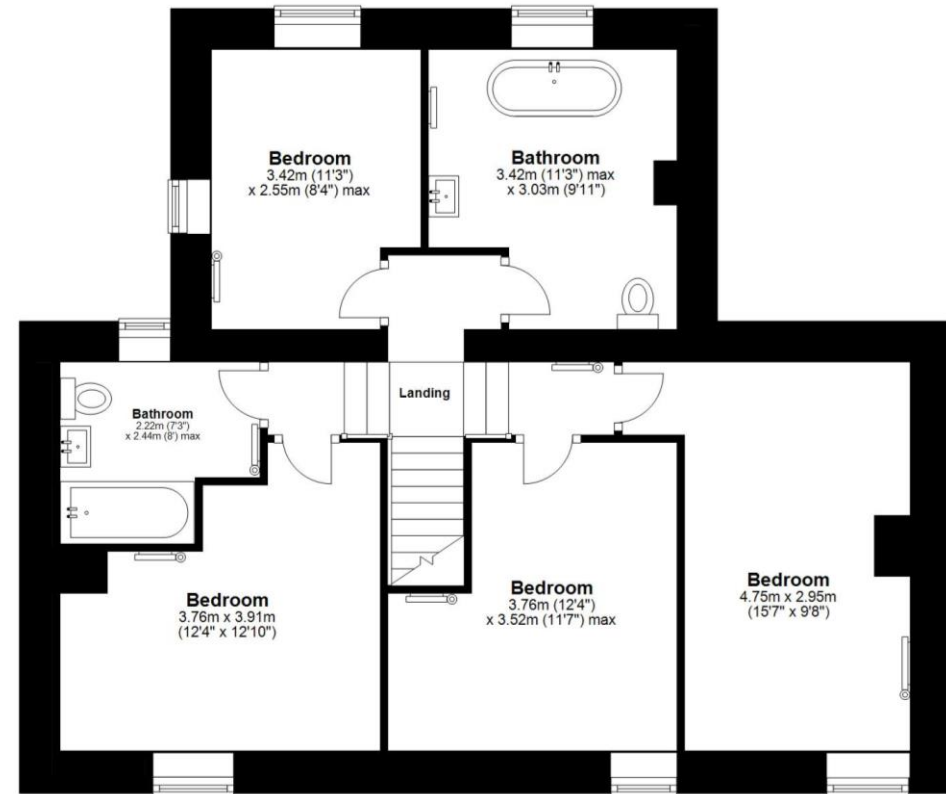
Ground Floor

Approx. 84.4 sq. metres (908.1 sq. feet)



First Floor

Approx. 71.6 sq. metres (771.1 sq. feet)



Total area: approx. 156.0 sq. metres (1679.2 sq. feet)



Wotton-under-Edge Office
32 Long Street
Wotton-under-Edge
GL12 7BT

Town and Country Specialists

01453 796333
wotton@hunterfrench.co.uk
www.hunterfrench.co.uk