

hunter  
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72 Amberley Way, Wickwar, Wotton-under-Edge, GL12 8LP



A very well-presented detached four-bedroom home with a separate double garage and off-street parking situated within a peaceful, private courtyard at the end of a mature cul-de-sac with a rural outlook.

Amberley Way is a mature development of detached homes built in 1987 by Heron Homes. Its location is a very short stroll from the centre of Wickwar village and the highly regarded Alexander Hosea primary school, and within a very easy drive of the nearby market towns of Chipping Sodbury and Wotton-under-Edge. The property has been home to the current owners since 1989 and has been lovingly maintained and updated. Set across two floors the living accommodation reaches to approximately 1216sq.ft.

The property is entered into a central hallway with stairs rising to the first floor, and a handy cloakroom that sits at the far end, with a W.C and wash basin. To the left of the entrance is the welcoming sitting room, which runs the full length of one side of the house. The room enjoys plenty of natural light due to the triple aspect windows and bi-fold doors at the far end which open onto the rear garden. The brick surround fireplace with tiled hearth and open fire makes an attractive feature to the room.

The dining room sits to the right of the entrance, enjoying views across to the front garden. Depending on requirements, this room would serve equally well as a snug or home office. The well-appointed contemporary kitchen sits to the rear of the property and is fitted with an excellent range of base and wall cabinets, finished with quartz worktops and upstands. Integrated appliances comprise an induction hob, fan oven and combination fan oven/microwave, dishwasher, fridge/freezer and washer/dryer. A part-glazed door from the kitchen leads out to the rear garden.

The central staircase rises to the galleried landing which provides access to the four bedrooms, family bathroom and where the airing cupboard is situated. The master bedroom has useful built in wardrobes and an en-suite shower room that comprises a shower cubicle, wash basin and W.C. There are two further bedrooms of double proportions, which also benefit from built-in wardrobes, and the fourth is a single bedroom with a built-in storage cupboard. All four bedrooms are filled with natural light, with the two sitting at the back of the property enjoying views of the rear garden. The bathroom completes the accommodation and is fitted with a white suite comprising a bath with overhead shower, wash basin and W.C.

The property is approached from a private courtyard where just three detached houses are situated, including this particular property. To one side of the courtyard there is a driveway with parking for several vehicles ahead of the double garage which has power and light. The low maintenance front garden is laid to lawn with a central paved path leading to the front door. There is pedestrian access to one side of the house to the rear garden.

The attractive rear garden has a patio area just off the sitting room which creates the perfect space to sit during the warmer months and admire the garden which is predominantly lawn with established borders and several specimen trees. The garden is enclosed by fencing.





We are advised the property is connected to all mains services, gas, electricity, water and drainage. Council tax band E (South Gloucestershire Council).  
The property is freehold.

EPC – D (68)

Wickwar is steeped in history and has a quaint high street providing numerous amenities including a coffee shop and 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, including a Waitrose Supermarket in Chipping Sodbury. 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 5 miles away. Yate train station, 5 miles away, is the nearest station to get a direct train to Bristol.

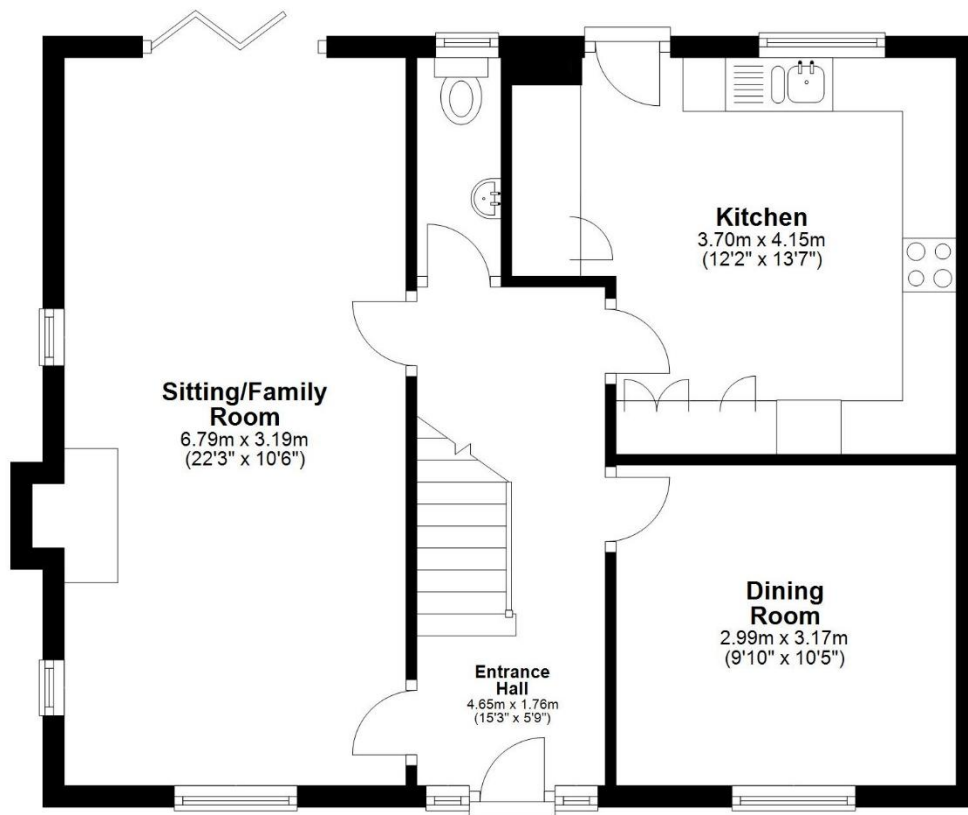
# Guide Price £485,000





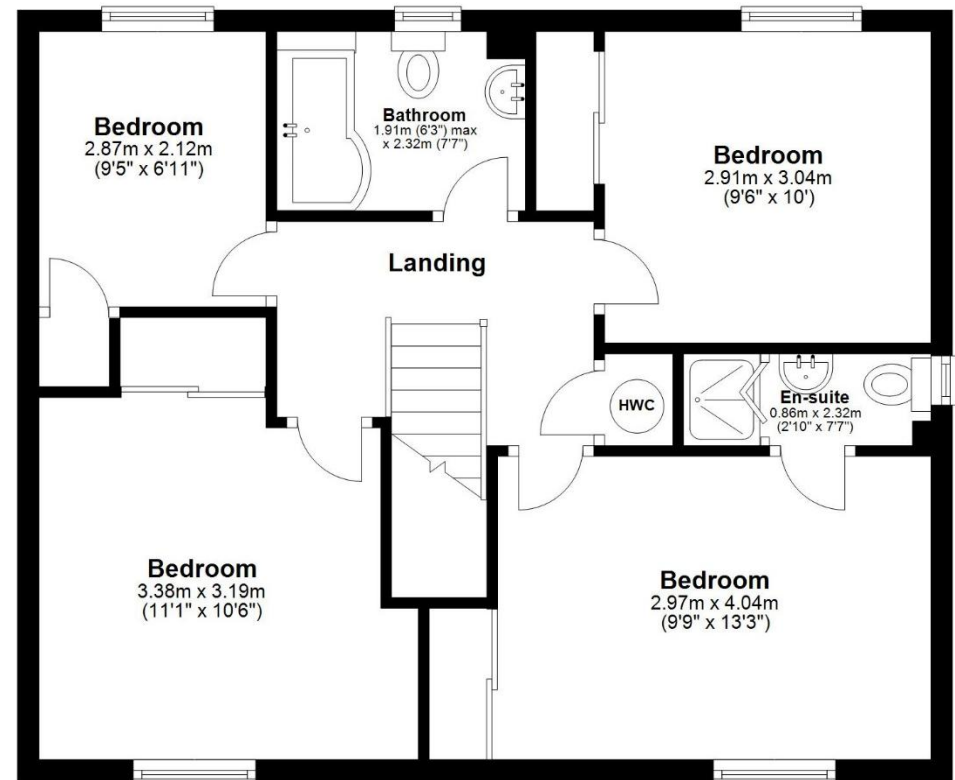
## Ground Floor

Approx. 56.5 sq. metres (608.4 sq. feet)



## First Floor

Approx. 56.5 sq. metres (608.4 sq. feet)



Total area: approx. 113.0 sq. metres (1216.8 sq. feet)