

hunter  
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21 High Street, Wickwar, Wotton-under-Edge GL12 8NE



A beautifully presented, three bedroom mid-terraced house with a courtyard garden, annexed garden with outbuilding and off-street parking for numerous vehicles.

21 High Street is situated in the heart of the town. The property has been under the same ownership since 2020 and has been renovated to a very good standard during this time.

The property is entered through the part glazed front door into the welcoming hallway with a stone tiled floor, understairs storage and a further floor to ceiling storage cupboard. A space under the stairs with exposed stonework has been thoughtfully created with a built-in desk space to create a home office area. The stone tiled floor continues into the dining room which is a room filled with natural light from the French doors leading out to the courtyard garden. To one wall is a central fireplace with a wood burner inset and alcoves to either side with space for an American style fridge. To the other wall is a built-in shelved storage unit, ideal for storing larger kitchen items and additional sundries. The cosy sitting room sits to the front of the property and can be accessed from the hallway or dining room creating a lovely flow to the house. The room benefits from exposed wooden floorboards and an open fireplace with stone hearth makes a lovely focal point to the room with alcoves to either side. The contemporary galley style kitchen is reached from the dining room and is fitted with an excellent range of stylish wall and base cabinets with wooden work tops and a tiled floor. Integrated appliances comprise a gas hob with five burners, extractor hood above, electric oven and microwave. A rear lobby is situated at the far end of the kitchen with a utility cupboard housing the washing machine and door out to the rear courtyard garden. Off the lobby is the stylish family bathroom which has a white suite comprising a bath with shower over, a wash basin set on a vanity unit and WC.

On the first floor there are two well-proportioned double bedrooms one of which has built in wardrobes and a feature fireplace. The other double bedroom sits at the rear of the house and affords far reaching views across the edge of Wickwar and the countryside beyond. The third bedroom would make an ideal nursery or study. The loft hatch is accessed from the landing area.

Outside at the rear of the property there is an attractive walled courtyard garden providing an ideal space to sit and enjoy al fresco dining. A built-in utility/store cupboard to one side of the courtyard houses the tumble dryer and garden equipment. A pedestrian footpath from the courtyard garden leads to the enclosed annexed garden which is predominantly laid to lawn with several fruit trees and raised beds. To one end of the garden is an outbuilding with power and light. Adjacent to the garden is the gravelled driveway providing off road parking for numerous vehicles (accessed from North Street).





We understand the property is connected to all mains services: gas, electric, water and drainage. Council tax band C (South Gloucestershire Council). The property is freehold.

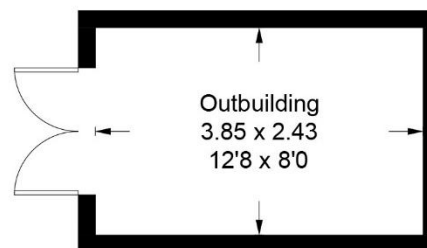
EPC – E (52).

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.

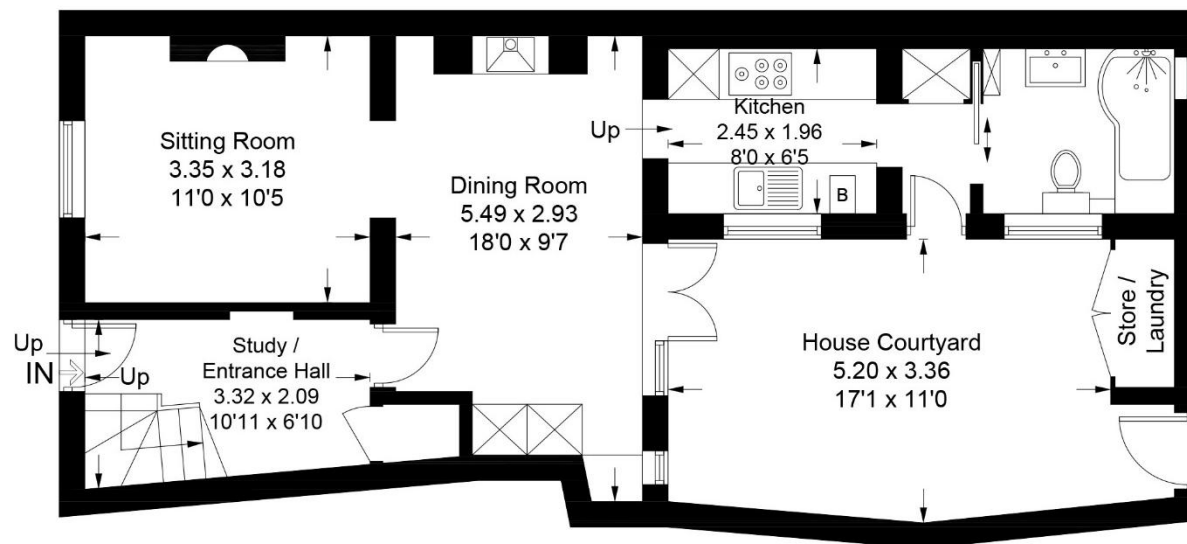
## Guide Price £320,000



Approximate Gross Internal Area = 80.1 sq m / 862 sq ft  
 Outbuilding & External Store / Laundry = 10.6 sq m / 114 sq ft  
 Total = 90.7 sq m / 976 sq ft  
 (Excluding House Courtyard)



(Not Shown In Actual  
Location / Orientation)



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate,  
 not to scale. Fourlabs.co.uk (111212000)