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28 High Street, Wickwar, Wotton-Under-Edge, GL12 8NP



An outstanding, historic Cotswold stone home which has been sympathetically maintained under its current ownership, standing prominently on the High Street of this ever popular and conveniently positioned village. The property has the added benefit of off-street parking and a double garage to the rear.

28 High Street is a beautifully appointed property and has been a much-loved family home to its current owners since 2012. Providing tasteful and sympathetically presented accommodation across three floors and boasting a wealth of character features throughout, from exposed beams and stonework to impressive fireplaces and vaulted attic bedrooms. The accommodation enjoys well-proportioned rooms and offers living space of 2434sq.ft (approx.), as well as being accompanied by a rear garden and a double garage.

The ground floor accommodation is commenced via the solid oak front door that opens into the welcoming entrance hallway with fitted cupboards and plenty of space for coat and shoe storage. A door opens to the sitting room on the left-hand side and the stairs to the first floor proceed immediately ahead. The sitting room really is an inviting room filled with natural light from its three windows across a dual aspect. There is an impressive, exposed stone fireplace with a wooden beam mantel and a wood burner inset which makes a real focal point of the room, as well as a superb, beamed ceiling. Double latch doors to the rear of this room opens into the full width kitchen, dining and family room which is the heart of this home and creates a sociable space to gather and entertain. The country style kitchen sits to one end of the room with an excellent range of wall and base units that are finished with solid wood worktops and space for a range cooker. There is also an integrated dishwasher and space for an American style fridge freezer. At the dining and seating end of the room, there is a further built-in storage cupboard and glazed bi-folding doors open onto a light-filled garden room, which in turn leads to the rear garden. Completing the ground floor is a utility room beside the kitchen with further fitted units, a second sink and drainer, along with space and plumbing for a washing machine and tumble dryer and a door to the garden. A useful downstairs cloakroom sits adjacent to this.

Rising to the upper floors there are six bedrooms and a principal family bathroom all accessed from the first and second floor landings. The master bedroom is situated to the front of the property, with two large windows, an exposed stone feature fireplace with shelves inset and alcoves to either side. A modern shower room accompanies this bedroom, which has a spacious shower cubicle, wash basin set within a vanity unit and a W.C. A cupboard within this room also provides some extra storage as well as housing the central heating boiler. Three further double bedrooms, one to the front and two at the rear are found on the first floor, along with the principal bathroom.





The bathroom is a well-proportioned room with a white suite that comprises a separate jacuzzi bath and both a sink and W.C set within a vanity storage unit. There is a sizable walk-in shower with low maintenance walled panels around the shower area and two heated towel radiators.

Rising to the second floor are two further bedrooms, both of which are double in size and boast a great level of charm with vaulted pitched ceilings and exposed beams, along with skylight windows to the rear. This space, if desired, would make an ideal transformation to a master suite or even to allocate as further reception rooms.

To the rear of the property is a westerly facing walled garden that has a patio terrace reaching the width of the house, along with a low maintenance lawned garden and shrub and flower borders to three sides. There is a personnel door into the double garage which is positioned beyond the garden. The garage benefits from power and light as well as a roller shutter door.

The property is connected to mains gas, electricity, water and drainage. The property is freehold. Council tax band D (South Gloucestershire Council).

EPC – Exempt.

## Guide Price £675,000

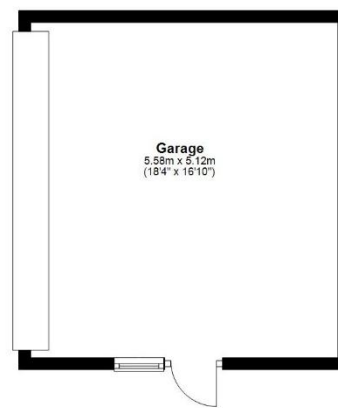




## Situation

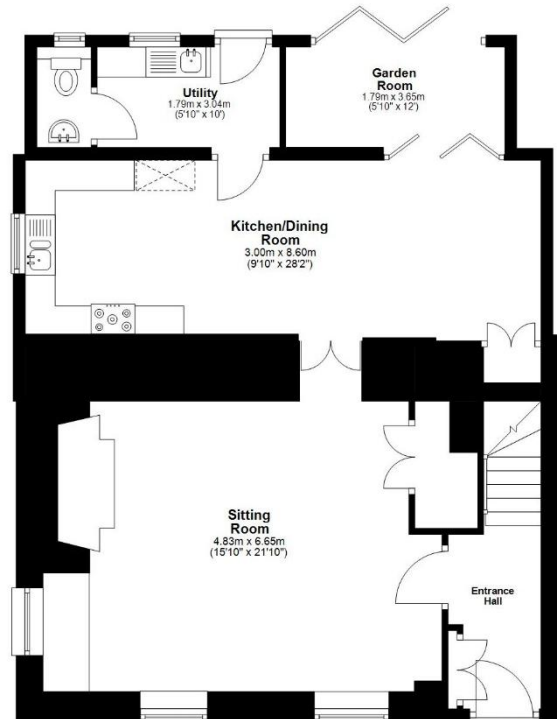
Wickwar is steeped in history and has a quaint high street providing numerous amenities including a coffee shop and pub, and a well-supported church. The nearby larger towns of Chipping Sodbury and Wotton-under-Edge provide a wider choice of shops and services, including a Waitrose Supermarket in Chipping 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.



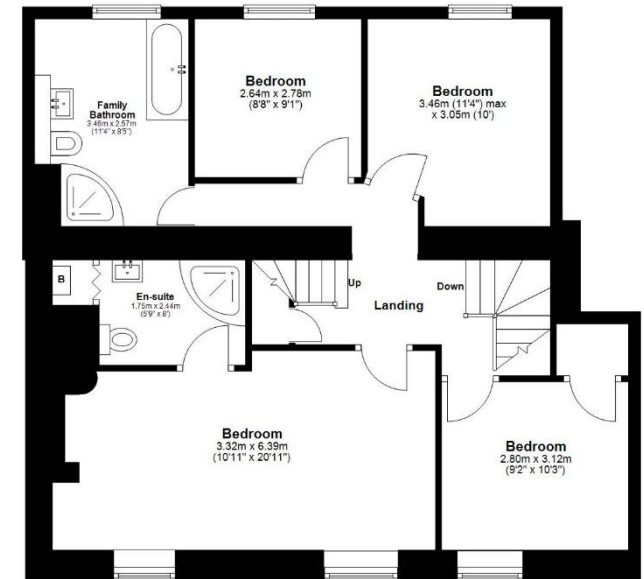
## Ground Floor

Main area: approx. 90.4 sq. metres (972.7 sq. feet)  
Plus garages: approx. 28.6 sq. metres (307.5 sq. feet)



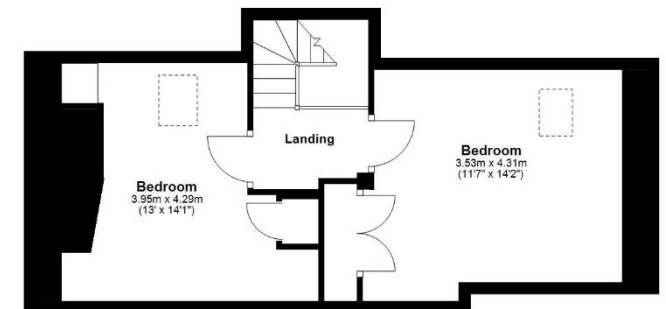
## First Floor

Approx. 80.4 sq. metres (865.8 sq. feet)



## Second Floor

Approx. 37.0 sq. metres (398.2 sq. feet)



**Main area: Approx. 207.8 sq. metres (2236.5 sq. feet)**

Plus garages: approx. 28.6 sq. metres (307.5 sq. feet)

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