



Hockley House, 77 High Street, Wickwar, Wotton-under-Edge, GL12 8NP

An outstanding end of terrace townhouse set in the heart of Wickwar which has been extended and modernised to an exceptionally high specification throughout to create an impressive five-bedroom home with three bathrooms. There is a generous garden, home office, off road parking and a garage.

The original part of Hockley House is believed to date back to the late 18<sup>th</sup> Century and has been a cherished family home by the current owners. In their ownership the house has undergone extensive works including renovation and an extension to create flexible, open plan living space and a further bedroom and bathroom. The work undertaken has been carried out with great attention to detail to create a contemporary home, whilst sympathetically showcasing the historic details within the original house which include exposed beams, fireplaces and flagstone flooring. In total the accommodation reaches 2,231 sq. ft (approx.).

A wooden front door opens into the central entrance hall with a flagstone floor. To one side is the charming sitting room with exposed beams, a window seat and a fireplace with a wood burner inset which makes a real focal point to the room. Across from the sitting room is a further reception room, currently used as a study with built-in understairs storage. At the far end of the hallway part glazed double wooden doors open into the inviting open-plan kitchen/dining/family room which is a light filled space thanks to a roof lantern and two sets of French doors opening onto the enclosed rear garden. The wall and base cabinets sit to one side of the room with a central island unit which has built in cabinets and a breakfast bar with space for four bar stools. Integrated appliances comprise two individual Neff ovens, dishwasher, and an induction hob inset into the island unit with extractor above. The kitchen has the added benefit of a shelved walk-in pantry with power and light. The original well has been made into a very attractive floor feature with reinforced glass and is back lit so it can be admired throughout the day and evening. Adjacent to the kitchen is a utility room with further base and wall base cabinets and space and plumbing for a washing machine and space for a tumble drier. An external door from the utility room leads out to the rear garden. Just off the utility room is a shower room with a walk-in shower, wash hand basin, WC and heated towel radiator.

Returning to the hallway a turned staircase rises to a welcoming open landing space on the first floor where the master suite, two further bedrooms and the family bathroom are situated. The master bedroom sits to the front in the original part of the house and is a lovely room with two windows to the front elevation and an ensuite shower room. There are two further well-proportioned double bedrooms and a family bathroom. The bathroom has a white suite comprising a bath with shower over, wash hand basin set on a vanity unit, WC and a heated towel radiator.

From the landing a further turned staircase rises to the second-floor open landing area where there are two double bedrooms, one with eaves storage.



Outside the rear garden is predominantly laid to lawn with a shingle path winding its way down the garden. Across the rear of the house is a composite decked terrace with a pergola to one side making the perfect spot for outdoor entertaining in the warmer months. The garden has been beautifully landscaped to create several lawned areas interspersed with raised beds and seating areas. Halfway down the garden there is a garden studio with power, light and wi-fi connection which is currently used as an office. Closer to the house is an outbuilding and wood store.

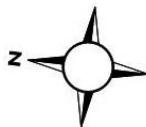
A gate at the far end of the garden leads to the parking area for numerous vehicles and a garage (with vehicle access via Back Lane). There is an electricity and water supply connected to the garage.

We understand the property is connected to mains gas, electricity, water and drainage. There is a water softener installed. Council tax band E (South Gloucestershire District Council). The property is freehold. EPC – C(69).

The property is in the catchment for Katharine Lady Berkeley secondary school and is served by the free school bus to the school.

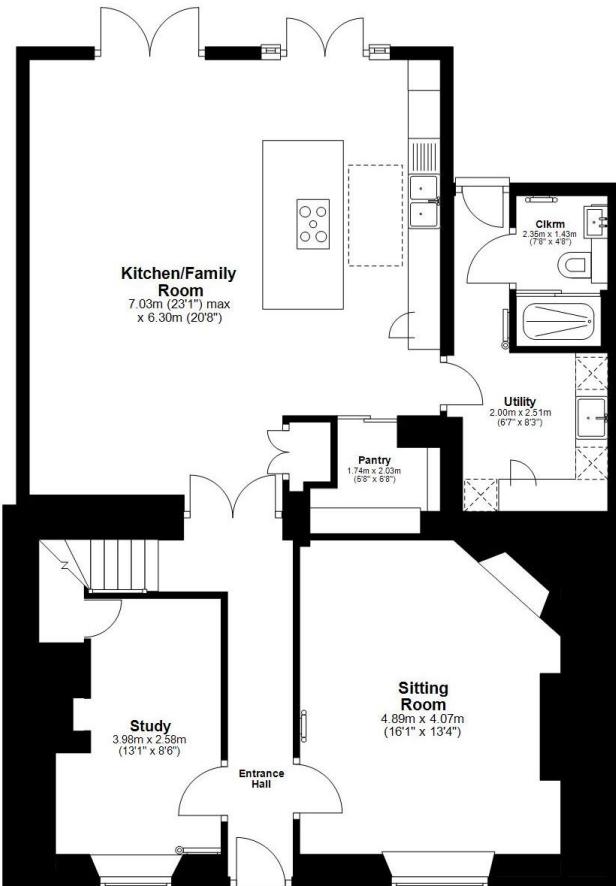
## Guide Price £875,000





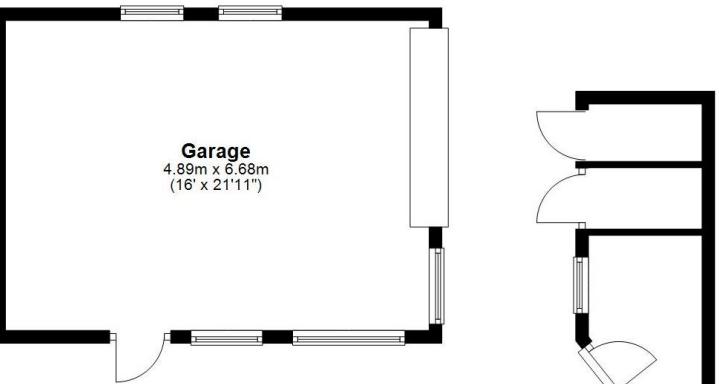
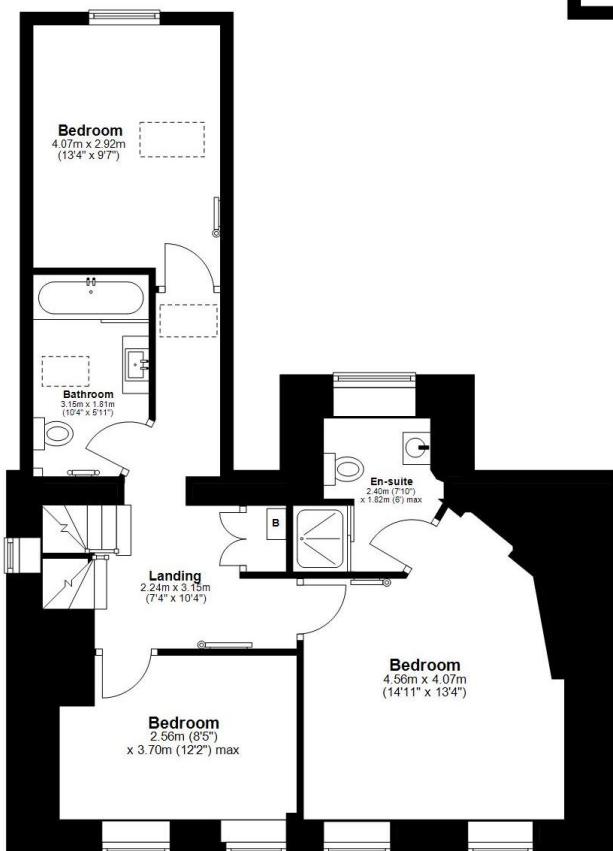
### Ground Floor

Main area: approx. 101.9 sq. metres (1096.5 sq. feet)  
 Plus garages, approx. 32.6 sq. metres (351.3 sq. feet)  
 Plus outbuildings, approx. 7.9 sq. metres (84.9 sq. feet)



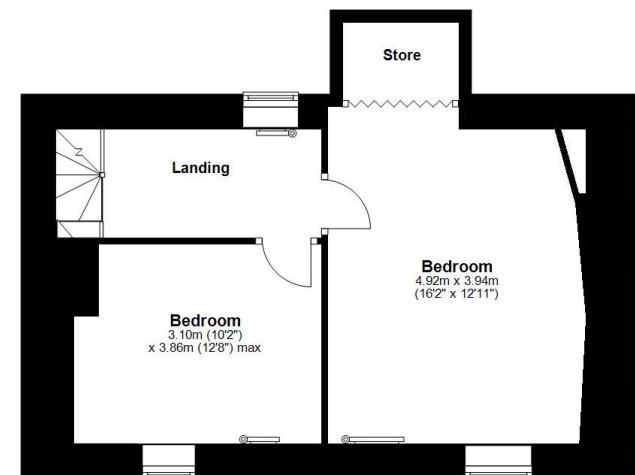
### First Floor

Approx. 63.2 sq. metres (679.9 sq. feet)



### Second Floor

Approx. 42.3 sq. metres (454.9 sq. feet)



Main area: Approx. 207.3 sq. metres (2231.4 sq. feet)  
 Plus garages, approx. 32.6 sq. metres (351.3 sq. feet)  
 Plus outbuildings, approx. 7.9 sq. metres (84.9 sq. feet)

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

**Town and Country Specialists**

01453 796333  
[wotton@hunterfrench.co.uk](mailto:wotton@hunterfrench.co.uk)  
[www.hunterfrench.co.uk](http://www.hunterfrench.co.uk)