







87 High Street, Wickwar, Wotton-Under-Edge

- Grade II Listed Character Cottage
- Three Receptions
- Two Bathrooms
- Long Rear Garden
- Village Location with Country Views
- Well Presented with Period Features
- Kitchen/Dining Room
- Five Double Bedrooms
- Garage/Workshop and Off Road Parking
- Set Over Three Floors

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Situated on Wickwar's High Street this characterful five bedroom end of terrace Town House combines generous accommodation with a wealth of period features. Sah windows, window seats, exposed beams, and stone fire places give the home a distinctive charm, complemented by versatile living space over three floors.

The ground floor offers two welcoming reception rooms and a separate study with fitted bookcases, providing space for relaxing, entertaining and working from home. A spacious kitchen/dining room forms the heart of the home, with flagstone flooring, a range cooker and room for both dining and informal seating. A utility room, cloakroom and additional gym/storage room
add practicality.

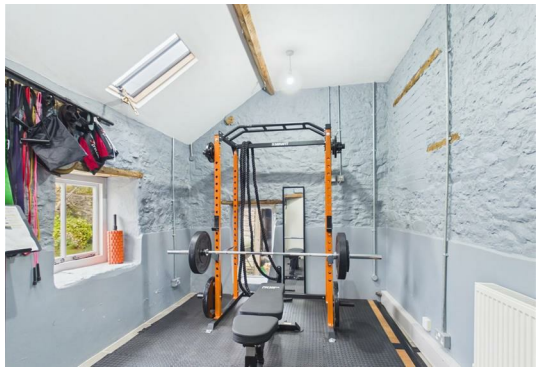
Five double bedrooms occupy the upper floors, several enjoying countryside views. A family bathroom and a separate - second floor shower room serve the accommodation.

Outside, the long rear garden, features lawn, mature planting and covered pergola seating areas. A pathway leads to gated rear access, with off - road parking for several vehicles and a detached garage/workshop with power, lighting and loft storage.

With its period character, flexible layout and generous outdoor space, this substantial village home offers plenty of room for family life.










ENTRANCE HALL
Wooden door, parquet tiled floor, stairs to first floor, understairs cupboard, doors into

LOUNGE
15'3" x 13'
Glazed sash window with window seat, log burner set in stone fireplace with beam over, high ceiling, church style radiator, alcove with shelving.

SITTING ROOM
15'2" x 13'3"
Glazed sash window to the front with window seat, log burner set in stone surround, church style radiator, wood effect flooring, beamed ceiling door with steps leading down into

KITCHEN/DINER
23'10" 12'2"
Two glazed windows with door to the side, modern fitted kitchen offering a range of wall and base units, work surfaces, larder unit, fridge freezer, Range oven with extractor hood over ,and dishwasher, one and a half bowl ceramic sink, spaces for table and chairs and sofa, flag stone tiled flooring, church style radiator, steps down to pantry cupboard with doors to utility, floor hatch down to a cellar, (unusable) and door into

CLOAKROOM
White suite comprising wash hand basin, concealed cistern W/C, part panelled walls, spotlight, access to loft space, extractor fan.

UTILITY
9'11" x 9'5"
Glazed window, and door with glazed side panel to the spaces for washing machine and tumble dryer,stainless steel sink, with work surface, cold water tank, hot water cylinder, Worcester gas boiler, tiled flooring, ceiling spotlights, radiator, door into

GYM STORE
13'3" x 9'7"
Two double glazed roof windows, glazed window to the side, roof lights with feature beam, radiator, tiled floor.

STUDY
13'9" x 10'1"
Glazed window to rear with shutters, church style radiator, fitted bookcases and cupboards.

FIRST FLOOR LANDING
Glazed sash window to front with window seat, study area, built in store cupboard (4' x 3'1" with glazed window to the rear, and light), stairs leading to 2nd floor, radiator, doors into

BEDROOM ONE
23'10" x 12'0"
Dual aspect glazed windows to the rear and side, distant views, feature iron open fire place, double storage cupboard with shelving, Vaulted ceiling two radiators.

BEDROOM TWO
15'2" x 12'11"
Glazed sash window to the front with window seat, feature fireplace, vanity wash hand basin, two radiators.

BEDROOM THREE
14'9" x 13'1"
Glazed sash window to the front with window seat, built in wardrobes, two radiators, beamed ceiling.

FAMILY BATHROOM
10'10" X 9'11"
Glazed window to rear with shutters, window seat, bath with mixer tap, vanity wash hand basin, high level W/C, shower cubicle, extractor fan, heated towel rail, radiator, large walk cupboard used as an airing cupboard with shelving and radiator, lights and consumer unit.

SECOND FLOOR LANDING
Double glazed Velux window, doors into

BEDROOM FOUR
15'6" x 12'6"
Glazed window to rear enjoying country views, cast iron fireplace, stone feature wall, radiator.

BEDROOM FIVE
15'7" x 13'2"
Glazed window to rear with views, radiator, access to loft space.

SHOWER ROOM
10'7" x 4'0"
White suite comprising, shower cubicle, wash hand basin, concealed cistern WC, tiled to visible wall and floor area, ceiling lighting, extractor fan, heated towel rail.

REAR GARDEN
Long garden, laid to lawn with a covered pergola seating area, gravel stones area with further pergola, wood storage shed, outside tap, mature trees and shrubs, with pathway leading to gated rear access.

GARAGE AND WORKSHOP
25'1" x 12'5"
Detached Garage/Workshop, loft storage over, courtesy door to the side and double doors opening to the front with power and light.

PARKING
There is a walled parking area between the garden and detached garage laid to stones providing off street parking for multiple vehicles.

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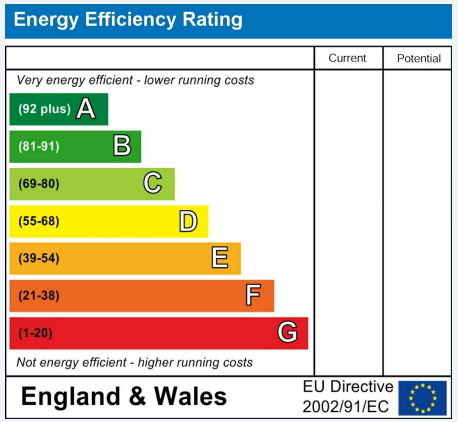







ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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