



## REDBERRY COTTAGE, STATION ROAD, WICKWAR, WOTTON-UNDER-EDGE

**£595,000** Freehold

A truly unique and stunning detached former coach house, situated not far from the High Street of Wickwar, with breath taking elevated views, a spacious tiered garden that has been beautifully landscaped all with a close proximity to the Little River Avon; an individual home surrounded by beauty.

- Close Proximity to Wickwar High Street
- Detached home, With Three Bedrooms Over Two Levels
- Former Coach House with Lapsed Planning for Double Storey Extension

A remarkable home within walking distance to Wickwar High street and a short drive into main villages of Kingswood, Charfield and Wotton-under-edge, this individual, three bedroom coach house is set back from the road and is a beautiful and rare find in a very central location with lapsed planning to make even further development.

The property itself has versatility at its core and is one of its kind with elevated views from all around and with three bedrooms situated over the ground floor and upper level, a downstairs shower room and main family bathroom to the upstairs, and completed with a contemporary kitchen and fantastic extensive lounge area with a generous space for cosy living and stairs rising to the upper level.

The expanded beauty of this property extends outside where you'll not only find a useful garage, parking for numerous vehicles and well crafted summer house, but you'll see a magnificent garden which has been well tended and landscaped by the current owner of 18 years; the garden seems to have no bounds and holds within a well looked after lawn space, elevated patio area, newly added steps, and plenty of trees, pretty borders and not to mention the seated area lovingly put in place overlooking the Little Avon River creating a tranquil haven at the bottom of the garden.

A little taste of heaven surrounded by nature, breath taking views and all within in a sought after location where you can enjoy the relaxing landscape that engulfs this characterful home.

Council Tax Band: Band E

Tenure: Freehold

Parking options: Driveway, Garage, Off Street

Garden details: Private Garden, Rear Garden

### **Kitchen**

A modern kitchen with high gloss base and eye level units, ample space for appliances, range cooker, breakfast bar, handy loft access, doors leading out to the rear garden and entry to the lounge living space.

### **Lounge/diner**

A substantial space with tasteful chic decor, dual aspect views, stairs rising to the upper level, and entry to the garden, downstairs shower room and ground floor bedroom/study.

### **Shower Room**

Handy downstairs shower room serving the lower level bedroom, with a contemporary white suite, separate glass shower cubicle and beautifully tiled floor.

### **Bedroom/Study**

A versatile bedroom to the ground level with plenty of light and space, tastefully decorated and handy access to the downstairs shower room.

### **Bedroom 2**

Situated on the upper level with room built into the eaves, elevated views of the rear garden and some built in storage

### **Bathroom**

An updated family bathroom with a three piece modern suite, over bath shower with glass screen and modern laminate flooring.

### **Bedroom 1**

A sizeable double room built into the eaves, with views overlooking the rear of the property and the beautiful landscape with a tasteful, neutral decor.

### **Garage**

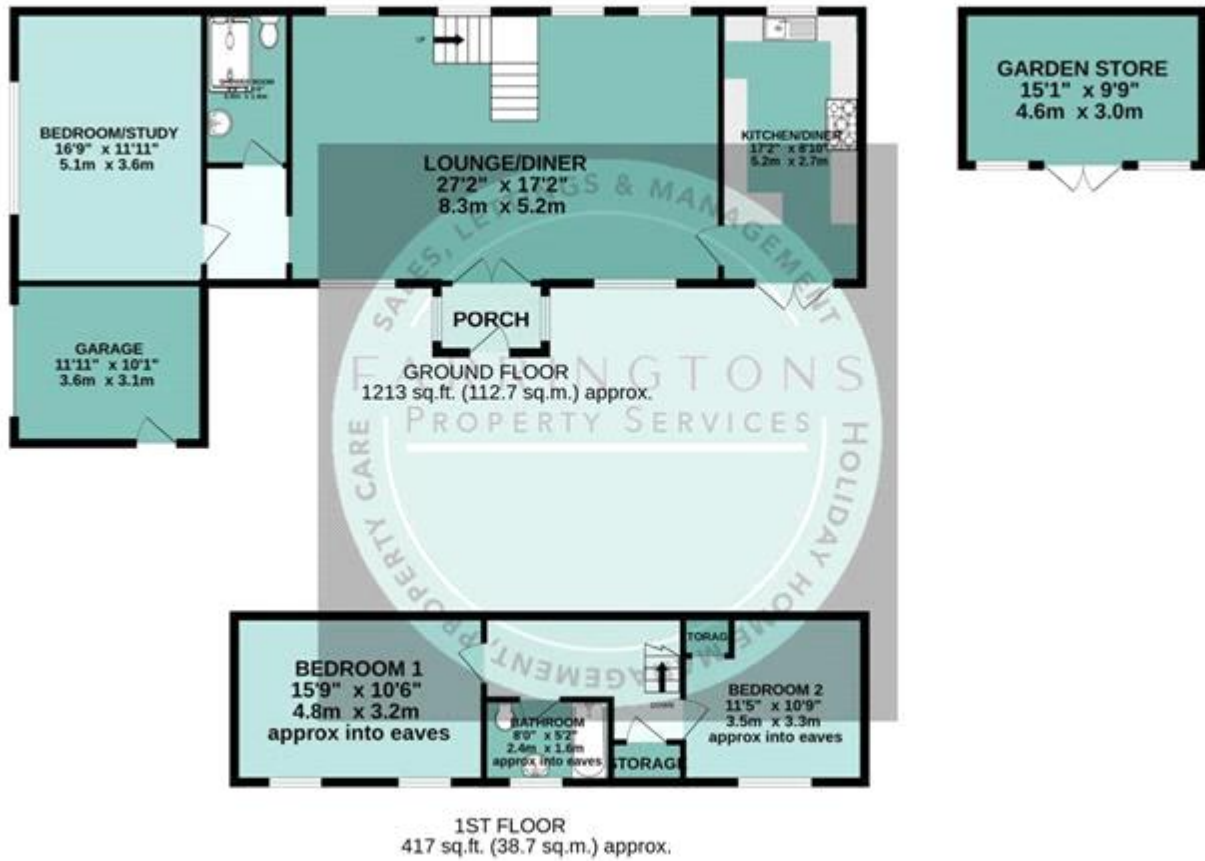
A single garage with roller garage door and complete with parking to the front for numerous vehicles.

### **Garden Store**

A handy garden store/summer house, purpose built, surrounded by tranquil views, planted on its own decked balcony overlooking the rear garden and landscape.



**REDBERRY COTTAGE, STATION ROAD, WICKWAR, WOTTON-UNDER-EDGE**  
**£595,000** Freehold



TOTAL FLOOR AREA : 1630 sq.ft. (151.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropex ©2025

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			<b>83</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.