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## HIGH STREET, WICKWAR, WOTTON-UNDER-EDGE

**£625,000**

This five-bedroom period home in Wickwar offers a rare blend of historic character and roomy family living, with flexible spaces including generous bedrooms, character-rich features, and a lovely garden nestled in a picturesque South Gloucestershire village and situated on the High Street.

- Semi Detached Property
- Beautifully Presented In-Keeping With Age of Property
- Wickwar Village
- Period Style Home
- Four Bedrooms and Loft Bedroom

Nestled on the historic High Street of Wickwar, this beautifully presented five-bedroom period home offers character, space and convenience in equal measure. Set behind a handsome façade, the property combines classic features with modern comforts, boasting generous living accommodation arranged over three floors. Believed to have been built circa 1400's, the building has the remains of a barn and a brewhouse in the garden. In the latter years, it was used as a bank for the village retaining the street furniture. The character and charm is in abundance and is home to many period qualities including high ceilings, feature beams and lavish rooms. On entering the home through the porch, you'll find an elegantly designed living room featuring a fabulous feature fireplace and storage space as well as two large sash windows. The dining room, which also has a inglenook fireplace with wood burning stove, is also benefitted from two large windows and high ceilings. Both downstairs reception rooms benefit from engineered wooden flooring throughout. Further to the ground level you'll find a modern, charming kitchen with quarry tiled flooring with ample workspace and generous utility area complete with handy downstairs WC. The first floor of the property is home to four sizeable bedrooms highlighted with extensive high ceilings, built in cupboard space, useful shower room and extravagant bathroom complete with plush roll top bath and fine decor throughout! The property does not disappoint with further space to be found on the third floor where you'll find the fifth bedroom, complete with extensive storage space and feature historic beams. To the rear, a private garden provides a peaceful retreat with a well established eden, providing full privacy and acting as a fantastic sun trap. Including plentiful plants, stone chippings and feature windows with a further grassed area which has mature shrubs and trees. At the end of the garden there is a parking space, an increasingly rare commodity on the high street. Located only a short distance to the M4 and M5, popular Alexander Hosea School, excellent access links and countryside walks, this is an ideal family home blending period charm with everyday practicality.

Parking options: Off Street

### **Entrance Porch**

The entrance porch has period feature door with window above with ample hanging space for coats and storage space for shoes. The entrance porch leads into the reception room.

### **Living room**

The living room is accessed via the other downstairs reception room. It has two large front facing sash windows as well as a feature fireplace and storage cupboard to side. The flooring throughout is engineered wooden floors. The living room also has a door which can access the utility room.

### **Dining Room**

The dining room has access to the living room, entrance porch and kitchen. It has two large front facing windows with a inglenook fireplace with wood-burning stove. The floor is laid to engineered wooden flooring.

### **Kitchen**

The kitchen is accessed via the dining room and has access to the garden. It comprises of a range of base and eye level units, granite work surfaces, range style oven with ceramic hob and integrated dishwasher. The kitchen also benefits from a breakfast bar area and is laid to a quarry tiled floor.

### **Utility**

The utility room is accessed via the kitchen and also offers access to the first floor. It has a range of base and eye level units with a sink and plumbing for a washing machine. It also has a built in storage space with double doors, as well as a door to the lounge and is laid to a quarry tiled floor.

### **WC**

The downstairs WC has a small window as well as a vanity basin and WC, it is laid to a quarry tiled floor.

### **Garden Store/Workshop**

There is a storage room off the back of the downstairs WC which can only be accessed via the garden. It has a worktop space and plumbing for a washing machine.

### **Bedroom 1**

The principle bedroom is situated on the first floor and is accessed via the landing. It has wooden flooring throughout and an ensuite with shower and basin. It also has a period fireplace feature as well as a storage indent next to the ensuite.

### **Bedroom 2**

The second bedroom is positioned on the first floor, with a large window overlooking the front of the property. It has ample space for a double bed and is laid to carpet above floorboards.

### **Bedroom 3**

The third bedroom is situated on the first floor and is accessed via the landing. It has two windows, one overlooking the garden and a dormer window looking onto the roof. It is laid to carpet on top of floorboards. It also has a built in desk and storage space.

### **Bedroom 4**

The fourth bedroom is situated on the first floor and is accessed via the landing. It has a large window overlooking the front of the property.

### **Bathroom**

The bathroom is positioned on the first floor and is accessed via the landing and is laid to lino flooring. It has a WC, roll top bath with shower mixer, bidet and has two windows, one overlooking the garden and another circular window is situated towards the exposed wood eaves.

### **Bedroom 5**

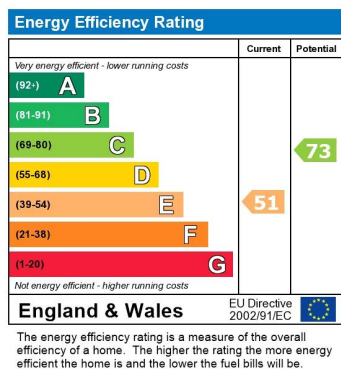
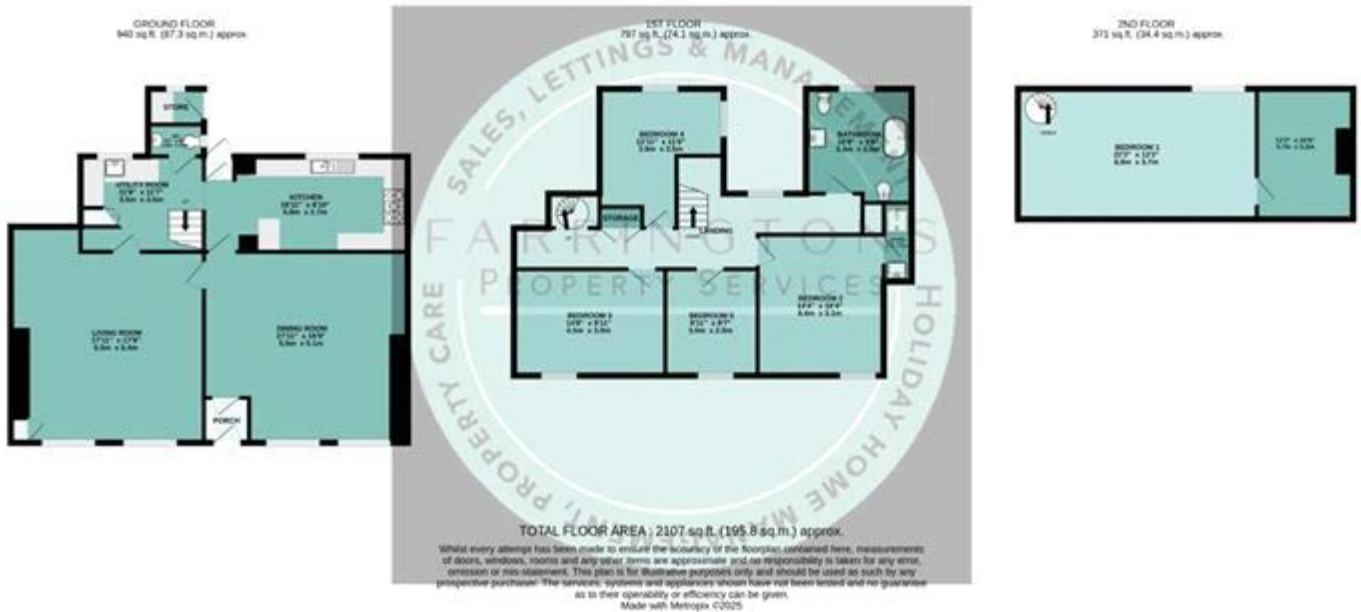
The fifth bedroom is situated on the second floor and is accessed via a feature half spiral staircase - please note this staircase is steep so is not accessible to everyone. It has a fabulous dormer window with far reaching views of the countryside and exposed brick feature of the top of chimney. The fifth bedroom also has a second room attached which could be used for an ensuite or walk

in wardrobe space. With the two rooms adjoining, they span the width of the house.





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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/fitings 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.