



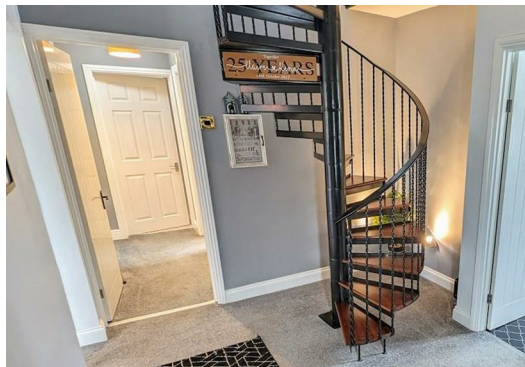
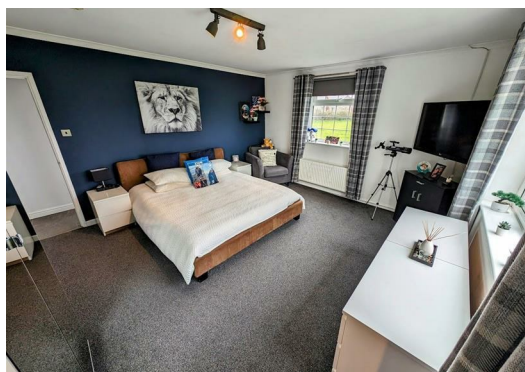
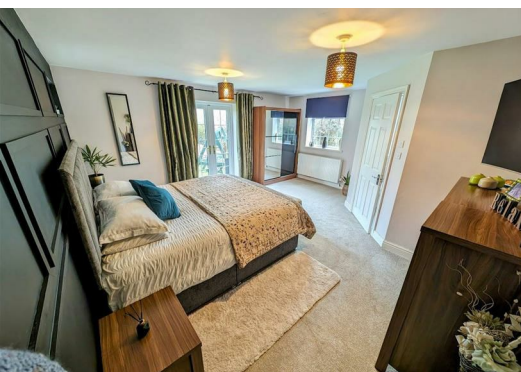
86 Sodbury Road, Wickwar, Wotton-Under-Edge

- Stunning Countryside Views
 - 4 Bedrooms
 - Lounge
 - Kitchen/Breakfast Room
- Detached Garage & Extensive Parking
- Detached Property
- Bathroom & Ensuite
 - Dining Room
 - Roof Garden
- Set in approx 1/4 acre

£675,000

HUNTERS®

HERE TO GET *you* THERE



Nestled in the charming village of Wickwar, Wotton-Under-Edge, this stunning detached bungalow on Sodbury Road is a true gem waiting to be discovered. Boasting 3 reception rooms and 4 bedrooms spread across 1,732 sq ft, this property offers a spacious and comfortable living space for you and your family. As you step inside, you are greeted by an inviting entrance hallway that leads you to a cosy lounge featuring a wood burner, perfect for those chilly evenings. The dining/family area provides a great space for entertaining guests or simply enjoying family meals together. The well-equipped kitchen/breakfast room is ideal for whipping up delicious meals. The ground floor comprises three bedrooms, including a master bedroom with an en-suite, and a convenient shower room. Upstairs, you'll find a fourth bedroom and additional living space that opens up to a roof garden offering breath-taking countryside views, perfect for relaxing and unwinding. Situated on approximately a quarter of an acre, this property offers ample outdoor space for various activities. With parking for up to 7 vehicles, double gated off-street parking, and a detached garage, parking will never be an issue for you or your guests. Positioned in the sought-after village of Wickwar, this unique property is a rare find that is bound to attract a lot of interest. Don't miss out on the opportunity to make this beautiful property your new home. Book a viewing today and experience the charm and tranquillity that this property has to offer

Entrance Hallway

Double glazed door into, hallway with spiral stairs to 1st floor, doors into shower room, inner hallway, and opening into

Shower Room

Double glazed window to the front and side, white suite comprising WC, double vanity wash hand basins with mixer taps over and cupboards under, walk in shower, heated towel rail,

Lounge

19'8" x 16'8"

Double glazed bi-folding doors opening to the rear garden over looking stunning countryside views, two radiators, wood burning stove set in stone surround, TV point.

Kitchen/Breakfast Room

16'10" x 10'11"

Two double glazed windows to the front, wall, drawer and base units with worksurface over, 1.5 sink unit with mixer tap over, electric oven with gas hon and extractor fan over, spaces for washing machine and fridge/freezer, integrated dishwasher, Island with seating and units under, underlighting, radiator, opening into

Dining/Family Room

16'10" x 15'8"

Two double glazed windows to the front and one to the side, radiator.

Bedroom Two

15'8" x 14'8"

Double glazed windows to the side and rear, radiator.

Inner Hallway

Radiator, storage cupboard tunnel light, doors into

Bedroom One

16'3" x 15'1" max

Double glazed windows to both sides of the property, double glazed French doors opening to the rear garden, radiator, door into

En-Suite

Double glazed window to the side, white suite comprising WC, ash hand basin, tiled shower cubicle, heated towel rail, tiled flooring.

Bedroom Three

12'7" x 11'11" max

Two double glazed windows to the front, radiator.

First Floor

Bedroom Four

12'9" x 11'5"

Double glazed Velux window with stunning countryside views, radiator, large storage cupboard with wall mounted Worcester gas boiler, reduced head height, beamed ceiling.

Mezzanine

Double glazed window to the side, (reduced head height), beamed ceiling, double glazed French doors opening to roof garden.

Roof Garden

With glass balustrade over looking the garden with stunning countryside views.

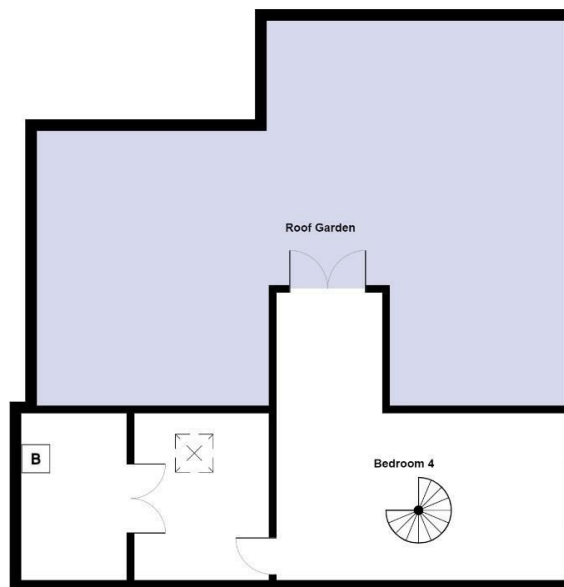
Outside

The front is laid to stones with stone wall and double gated access, providing off street parking for multiple vehicles and a detached garage. There is gated access to both side of the property and outside tap.

The enclosed rear garden is mainly laid to lawn with mature trees and fruit tree, decked area, overlooking neighbouring countryside fields, garden shed Currently the 'Man Cave' garden bar with its own decked area to the front with light and power, log store and further storage shed.

Garage

There is a detached garage with up and over door, courtesy door to the side and double glazed window to the rear, rafter storage, light and power.



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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

Viewing

Please contact our Hunters Yate Office on 01454 313575 if you wish to arrange a viewing appointment for this property or require further information.



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