



Turnpike Gate

Wickwar, GL12 8ND

£649,000



This perfectly positioned, executive style 5 bedroom detached home is tucked away over looking shrubbery/fields. The property offers well appointed living accommodation which briefly comprises, entrance hallway, cloakroom, lounge, dining room, modern fitted kitchen and third reception to the ground floor. Upstairs can be found 5 bedrooms (2 of which boast en suites) and family wet room. Further benefits include gas central heating and double glazing, with westerly facing enclosed rear garden, double garage with parking for several vehicles. Situated within this sought after village location Wickwar with its countryside surrounds and a quaint conservation High Street dating back to the 15th century, Wickwar has a Public House, Coffee shop, and even a micro-brewery. The Alexander Hosea Primary School is a very popular school with an excellent reputation and the secondary school, Katharine Lady Berkeley in Kingswood, is a highly successful comprehensive close to the neighbouring market town of Wotton-under-Edge. Wickwar is ideal for commuters as the M4 J18 is circa 8.7 miles to the south (passing by Chipping Sodbury) and M5 J14 is circa 4.5 miles north-west. this property demands an early internal inspection to appreciate all this fine home has to offer.



ENTRANCE HALL

Double glazed door with matching double glazed side panels, built in storage cupboards, wood effect flooring, radiator, understair storage cupboard, doors into

CLOAKROOM

Double glazed window to the side, white WC, vanity wash hand basin, radiator, wood effect flooring.

LOUNGE 15'3" x 15'3" (4.65 x 4.65)

Double glazed patio doors to the rear, Tv point, gas feature fireplace, wood effect flooring, double doors opening into

DINING ROOM 16'3" x 10'7" into bay (4.95 x 3.23 into bay)

Double glazed bay fronted window to the front, radiator, wood effect flooring.

RECEPTION THREE 15'5" x 9'9" (4.70 x 2.97)

Double glazed window to the front, radiator, wood effect flooring.

KITCHEN 17'5" x 11'7" - 8'8" (5.31 x 3.53 - 2.64)

Double glazed windows to both rear and side, double glazed door to the rear, range of modern wall, drawer and base units with granite work surfaces over, 1.5 sink, water softener, built in electric double oven and microwave, induction hob with extractor hood over, spaces for dish washer, tumble dryer and plumbing for washing machine, breakfast bar, ceiling spotlights, radiator.

1ST FLOOR LANDING

Double glazed window to the side, radiator, storage cupboard with radiator, doors into

BEDROOM ONE 16'3" max x 12'9" max (4.95 max x 3.89 max)

Double glazed window to the rear, radiator, built in wardrobes, door into

EN-SUITE BATHROOM

Double glazed window to the rear, white suite comprising panelled bath with shower extension to mixer tap, vanity wash hand basin, concealed cistern WC, storage cupboard and wall cupboards, heated towel rail, part tiled walls.

BEDROOM TWO 11'9" x 9'2" (3.58 x 2.79)

Double glazed window to the rear, radiator, built in wardrobe, door into

EN-SUITE

WC, wash hand basin, tiled shower cubicle.

BEDROOM THREE 16'4" x 11'1" - 9'1" (4.98 x 3.38 - 2.77)

Double glazed bay window to the front, radiator, built in wardrobe.

BEDROOM FOUR 10'6" x 9'9" (3.20 x 2.97)

Double glazed window to the front, radiator.

BEDROOM FIVE 13'8" x 5'10" (4.17 x 1.78)

Velux Double glazed window , radiator.

WETROOM

Two light tunnels. white suite comprising walk in shower, WC, pedestal wash hand basin, part tiled walls, heated towel rail.

OUTSIDE

The front garden is laid to stones providing additional parking if needed.

The enclosed westerly facing rear garden is laid to lawn with patio area, stone area with two sheds, outside tap, wild flower garden, large decked area, gated access leading to the front of the property.

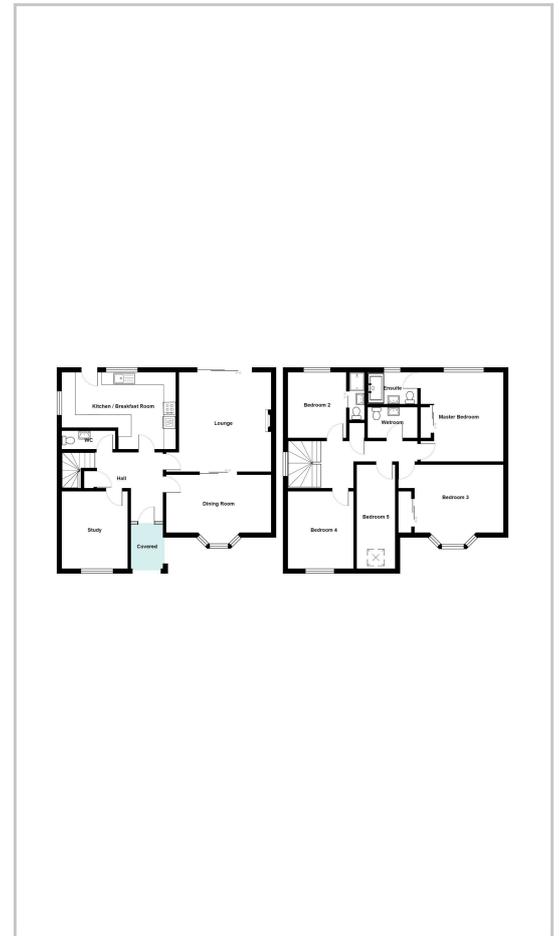
DOUBLE GARAGE

Up and over garage door with light and power and courtesy door into the rear garden, with double parking to the front.

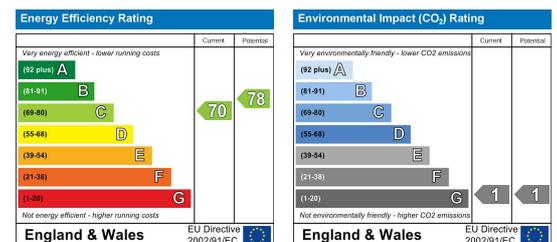
Area Map



Floor Plans



Energy Efficiency Graph



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.

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