



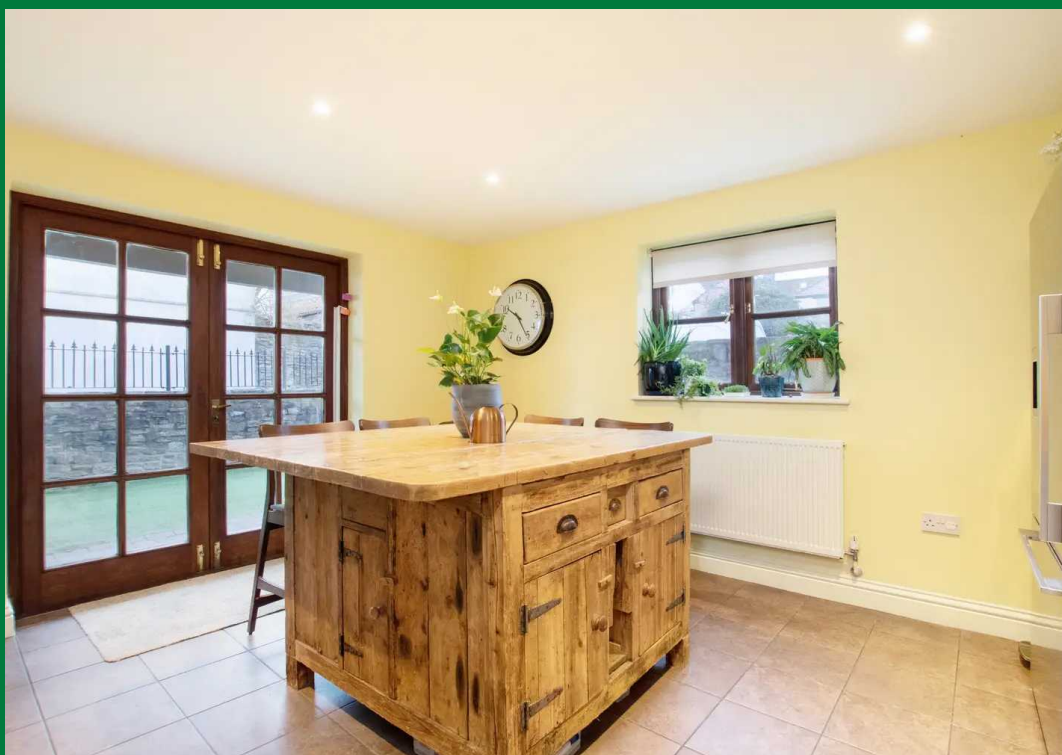
COUNTRY
PROPERTY



Cotswold Lodge

Wickwar

£416,000



Cotswold Lodge, Back Lane

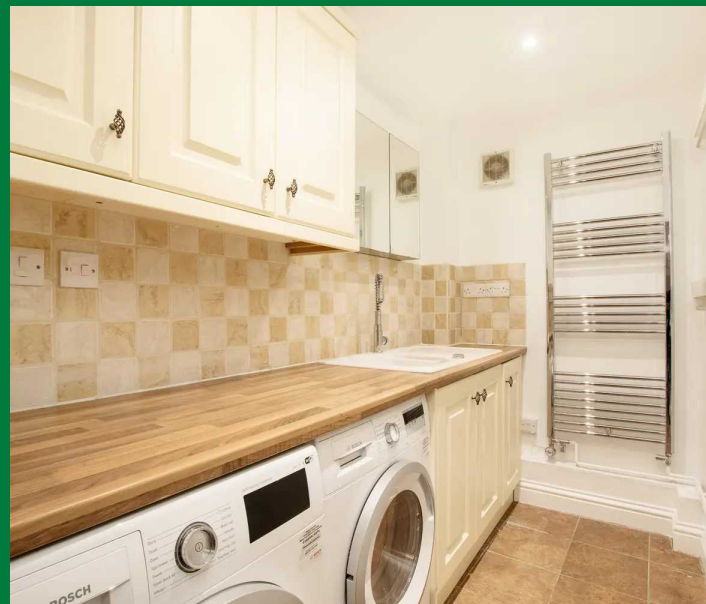
Wickwar, GL12 8NN

Step into this charming 3-bedroom detached cottage set in a quiet backwater of the popular village of Wickwar. The property boasts a spacious kitchen dining room, perfect for hosting family gatherings, as well as a cosy sitting room featuring a log burner – ideal for those chilly winter evenings. Additionally, you'll find a convenient utility room and ground floor cloakroom. Upstairs, there are 3 bedrooms with master ensuite and a family bathroom.

Outside, you'll discover an enclosed courtyard garden bounded by a stylish wrought iron metal fence atop a natural stone wall – an L-shaped oasis featuring an AstroTurf area, providing the perfect spot for relaxation or maybe enjoying your morning cup of coffee under the lovely verandah, just outside the kitchen French doors.

This property also has 2 off-road parking spaces – one right in front of the entrance, and another conveniently located next door.

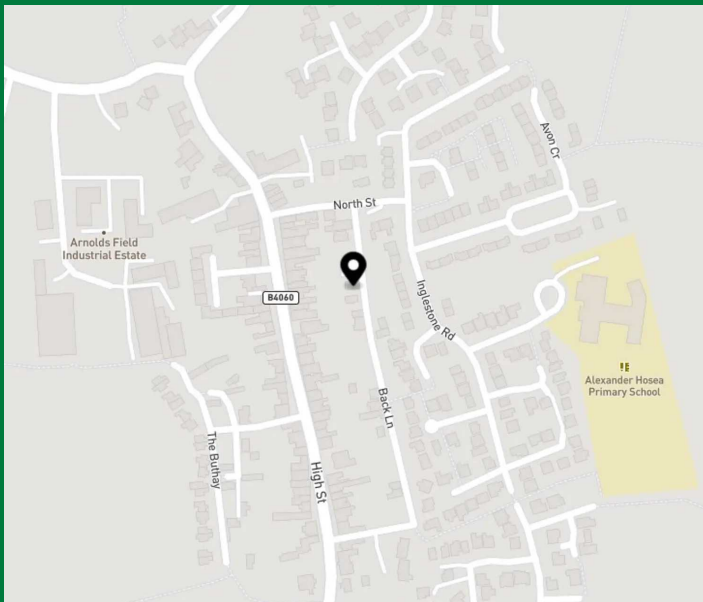
- Detached Cottage
- Kitchen Dining Room
- Sitting Room with Log Burner
- Utility & Ground Floor Cloakroom
- 3 Bedrooms & 2 Bathrooms
- Enclosed Courtyard Garden
- 2 Parking Spaces
- Energy Efficiency Rating C





Wickwar

Wickwar is a semi-rural village which centres around an historic High Street, with activities in the area known to pre-date 1500. Situated 7 miles due North of Chipping Sodbury, it is particularly well placed with easy access to M5 J14 and M4 J18 for Bath. The village has a great community spirit with local football team and other clubs. Village shops, including a coffee shop/deli, social club, hairdressers, and the renowned 'Outstanding' Alexander Hosea primary school just a short walk away from the property. Under a 10 minute drive is Waitrose Chipping Sodbury, Yate Shopping Centre, and Wotton-under-Edge. The well respected Katharine Lady Berkeley secondary school is in the next village of Kingswood, Wotton-Under-Edge. Finally, miles of beautiful country walks are right on the doorstep.



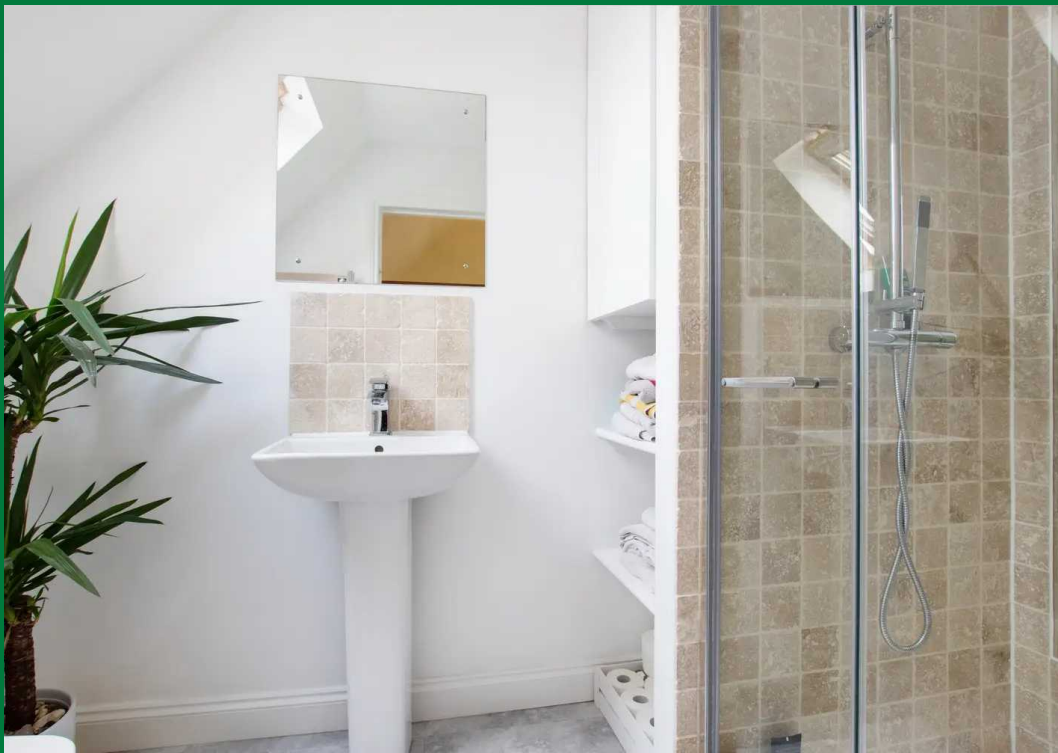
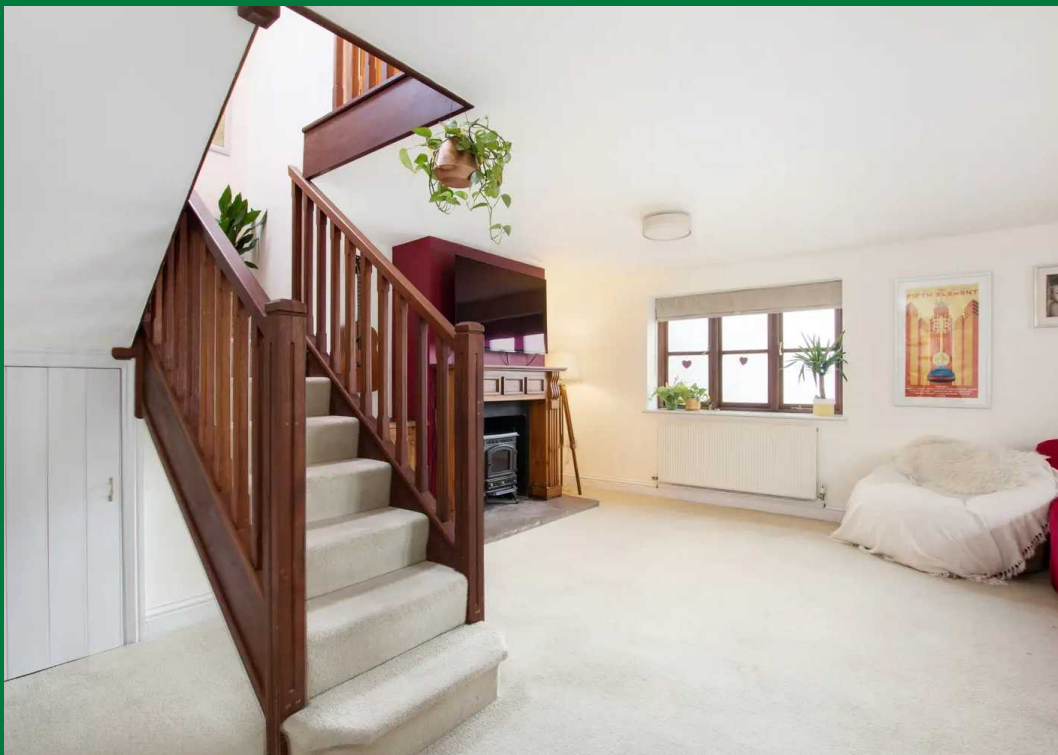
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Charming 3-bed detached cottage in Wickwar. Spacious kitchen, cosy sitting room with log burner. Utility room and cloakroom. Enclosed courtyard garden with Astro Turf and verandah. 2 parking spaces.

Council Tax band: E

Tenure: Freehold

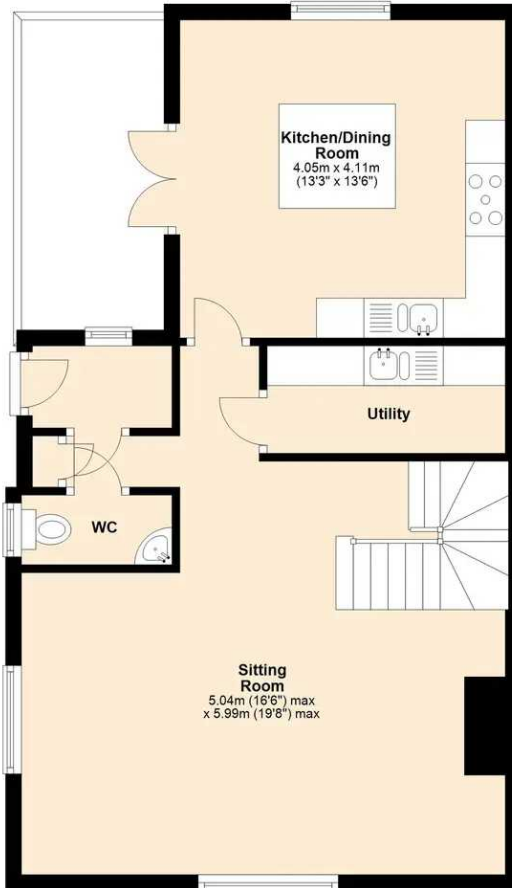
EPC Energy Efficiency Rating: C



You can include any measurements, floorplans and distances with your marketing materials.

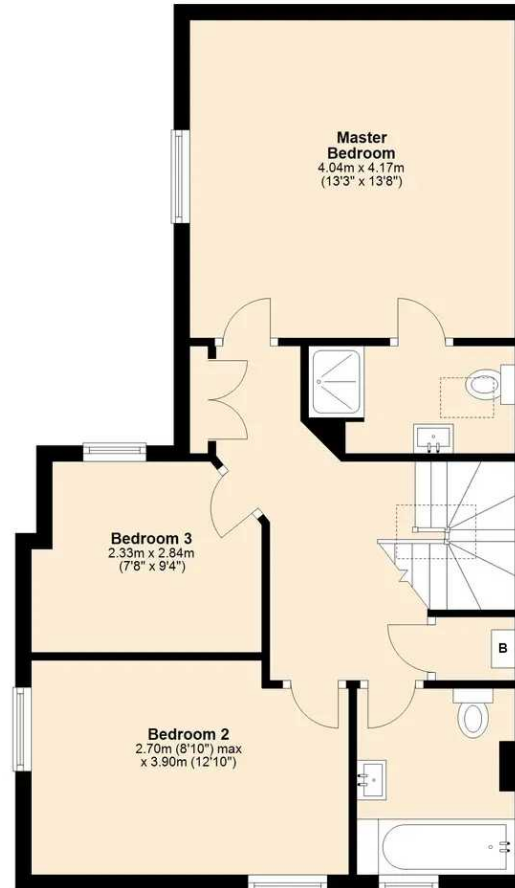
Ground Floor

Approx. 57.1 sq. metres (615.0 sq. feet)



First Floor

Approx. 54.2 sq. metres (583.4 sq. feet)



Total area: approx. 111.3 sq. metres (1198.4 sq. feet)

Sketch plan for illustrative purposes only
Plan produced using PlanUp.

Disclaimer:- These particulars are set out as a general guide only and do not constitute any part of an offer or contract.

Details, photographs, measurements, floorplans and distances are given as a guide only and must not be relied upon for the inclusion of any visible fixtures and fittings.

Asking prices, rents, or other figures quoted are believed to be correct at the time of publication. They are presented in good faith but without any responsibility, must not be relied upon as statements or representations of fact, and any affected parties must satisfy themselves by inspection or otherwise as to the correctness of each of them by their solicitor prior to exchange of contracts.

We have not carried out a structural survey. Any services, appliances and fittings have not been tested. We recommend independent specialist advice be taken if in doubt, about these, or any liability for VAT in respect of any transaction relating to this property.

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The Grange, 73 Broad Street, Chipping Sodbury
South Gloucestershire, BS37 6AD

01454 321339

www.countryproperty.co.uk
enquiries@countryproperty.co.uk