



The Rectory, 75 High Street

Wickwar, Wotton-under-Edge, Gloucestershire, GL12 8NP



The Rectory, 75 High Street Wickwar, Wotton-under-Edge, Gloucestershire, GL12 8NP

A spacious period property providing extensive family accommodation and with the opportunity for development of stone and brick outbuilding (stp). Set in a plot of approx. 0.302 acres.

- Village Location
- Three Reception Rooms
- 7 Bedrooms
- Two Bathrooms
- Drive in / Drive out Driveway
- Rear Vehicular Access with Further Parking
- Outbuildings suitable for development STP
- Generous Garden approx. 0.302 acres
- No Onward Chain

Asking Price
£795,000

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Description

The Rectory, a substantial imposing detached double fronted property. Prominent of position on the High Street in the desirable village of Wickwar. Set within a generous garden plot of approximately 0.302 acres and with outbuilding offering potential for development (subject to planning). The Rectory has beautiful views with countryside on the doorstep yet conveniently located for amenities and transport.

Location

The Rectory is situated in the desirable village Wickwar. The village has a public house, café, social club and playing field. Wickwar is equidistant to the pretty market towns of Chipping Sodbury and Wotton-under-Edge offering comprehensive shopping facilities, entertainment and services. Wickwar itself benefits from its own well reputed Primary School and Katherine Lady Berkeley is close by in Kingswood providing further education for ages 11-18. The M5 motorway (J14) offers access to Bristol, Bath, Cheltenham and the West Country, with train services available at Yate or Cam & Dursley locally and a direct train to London (Paddington) is available at Bristol Parkway which arrives into London within 1 hour and 20 mins. The forthcoming Charfield Railway Station will be within convenient distance.

Accommodation

The Ground Floor accommodation briefly comprises: Grand Entrance Hallway with staircase. Three well-proportioned reception rooms. The two reception rooms that sit to the front of the property both have bay windows looking out towards the High Street. Further third reception room. Kitchen / Breakfast Room located to the rear of the property. Utility Room with door to the gardens. Pantry, cloakroom and wc. To the First Floor is a spacious landing giving access to all Seven Double Bedrooms and two Bathrooms. Staircase to loft rooms. These rooms are full height and offer potential for further accommodation.

Outside

The residential curtilage is particularly generous given the central village location. To the front of the property is a drive in/out driveway affording off street parking for several vehicles. There is a single garage access by an up and over door from the driveway and a personal door from the rear garden. The Oil-fired boiler is located in this garage.

A vehicular access from Back Lane allows further parking and access to a generous stone and brick outbuilding, which holds great potential for development subject to planning. Further brick outbuilding located in the rear garden, with gardener's toilet.

The garden is a particular feature of this home, mainly laid to lawn the walled gardens are just under a third of an acre.

Local Authority

South Gloucestershire Council, Council Tax Band G.
EPC E rating.

Viewing

Strictly by appointment with the agent.

Services

Mains electricity, water and drainage are connected to the property. Oil central heating.

Tenure

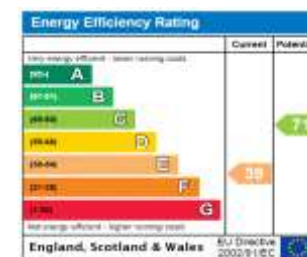
Freehold

Agents Note

Please note the property has spray foam insulation in part of the loft space. We request you make your own enquiries regarding lending options.

Ref: WER240168

Date: May 26



PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.



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Approximate Area = 3177 sq ft / 295.1 sq m
Garage = 187 sq ft / 17.3 sq m
Outbuilding = 322 sq ft / 29.9 sq m
Total = 3686 sq ft / 342.4 sq m
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © wchewen 2024. Produced for DJMP Limited. REF: 1214432