



JAMES PYLE & Co.



Christmas House, 39b High Street, Wickwar, Wotton-under-Edge, GL12 8NP



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Price Guide: £400,000**

Approximately 1,249 sq.ft excluding garaging

Grade II Listed village house  
Updated interior, new roof and reconfiguration  
Beautiful period features  
2 double bedrooms, 1 single bedroom  
2 en-suites  
Living room open plan to the kitchen/dining room  
Parking and double garage  
East-facing garden  
Views towards the Cotswold hills  
No onward chain

‘Situated in the heart of the village with many amenities available from the doorstep, this elegant Grade II Listed characterful house benefits from both parking and garaging plus views over the Cotswold hills’



### The Property

Christmas House is a charming village house forming a substantial wing of this elegant Grade II Listed building fronting the High Street of the thriving village of Wickwar, with a range of amenities available off the doorstep. Dating back to the 17th Century, the property had various alterations in the 18th and 19th Century with the house later being split into two in the 1970s. In more recent years, the property has been brought up to modern specification with updated kitchen and bathrooms, additional insulation, a rear extension with underfloor heating and aluminium secondary glazing. In more recent times, the period features have been harmonised with a stylish contemporary bi-folding internal door linking the two main living areas and creating the feeling of open plan. Additionally, the roof has been replaced and the kitchen has been reconfigured to include a fitted utility area. The property displays a wealth of period features typical to the era such as traditional fireplaces and high ceilings creating light and airy accommodation arranged over three floors and extending in all to 1,249 sq.ft.

On the ground floor, an entrance hall shared with

number 39a accesses the front living room with an open fireplace and stairs up. The new bi-fold doors flow to the extended 29ft kitchen/dining room which is filled with light from further bi-folding doors to the garden. The kitchen has beautifully fitted units topped with mirror stone surfaces and stylish porcelain flooring, beneath the dining area there is underfloor heating. Off the kitchen is a newly added utility storage which includes a washing machine and American style fridge/freezer. On the first floor there is a single bedroom and a double bedroom with an en-suite shower room. The top floor has an impressive principal bedroom suite with exposed beams whilst a solid oak and glass finish partition steps down to a stylish open en-suite which has a shower over bath and separate WC. From both the first and second floor far reaching views can be adjoin over the village rooftops to the beyond countryside.

Externally, the sunny rear garden is of good size with external plugs and landscaped with a sun terrace, lawn and side path down to the rear pedestrian gate accessing the parking area. Christmas House has the rare benefit for a High Street property of having both off road parking as well as a double garage which is accessed at the

rear off Back Lane.

### Situation

Wickwar is an excellent village superbly located for easy access to many facilities and road networks whilst enjoying a rural setting amongst beautiful South Gloucestershire countryside. The village is arranged around its attractive broad High Street with The Buthay Inn pub/restaurant, two churches and a coffee shop. The village has an excellent sense of community and is ideal for families with the popular Alexander Hosea Primary School situated within easy walking distance to the property, there is also a pre-school, youth club, after-school club and various baby and toddler groups available. There is a newly refurbished playpark and grounds as well as a community orchard which allows locals to pick their own fruit. In addition, there is a football pitch and cricket grounds on the western side of the village with a range of clubs organised within the village. Wickwar is situated 4 miles equidistant between the market towns of Wotton-under-Edge and Chipping Sodbury which both have a broad range of amenities whilst the larger town of Yate, also 4 miles away, has a train line for railway networks. The property is

within the catchment of the well-regarded Katharine Lady Berkeley secondary school. The M5 is only a 10 minute drive away offering an easy commute to Gloucester, Cheltenham, Bristol, Bath and the M4 to both London and Wales. The village boasts many pleasant walking routes around the surrounding countryside with the nearby Little Avon River and Hawkesbury Common beyond.

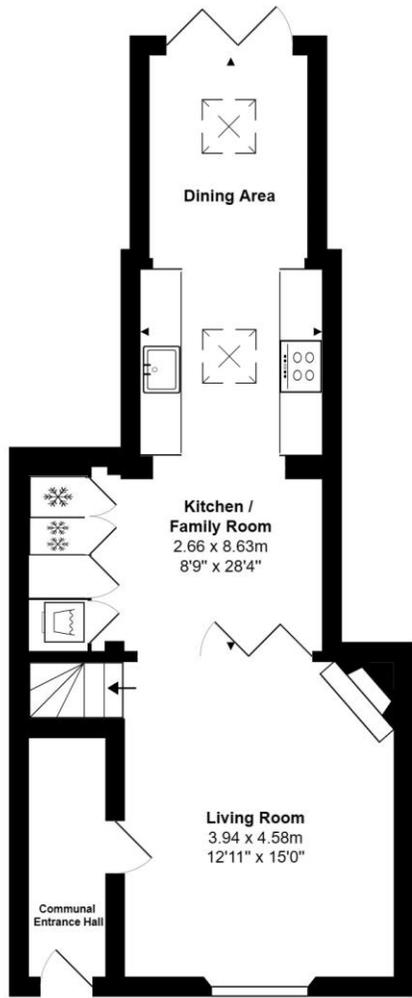
### Additional Information

The property is Freehold with gas-fired central heating, mains drainage, water and electricity. The property is located within a Conservation Area. Ultrafast broadband is available and there is excellent mobile phone coverage. Information taken from the Ofcom mobile and broadband checker website, please check the website for more information. South Gloucestershire Council Tax Band C.

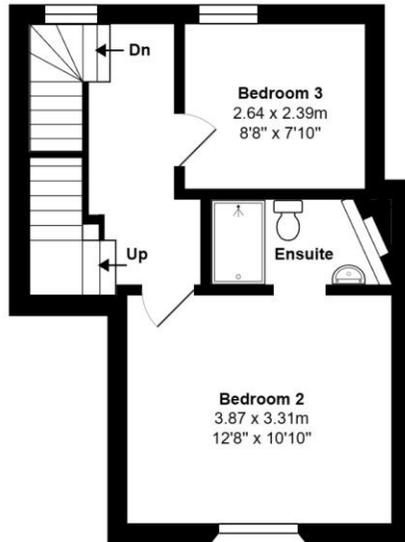
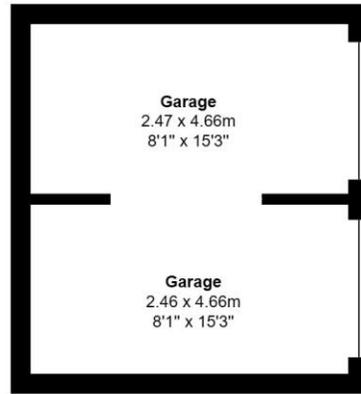
### Directions

From Wotton-under-Edge, follow Wotton Road and continue through the village of Kingswood taking the B4060 to Wickwar. Locate the property on the left hand side in the middle of the High Street. Postcode GL12 8NP  
What3words: ///overlook.formation.comically

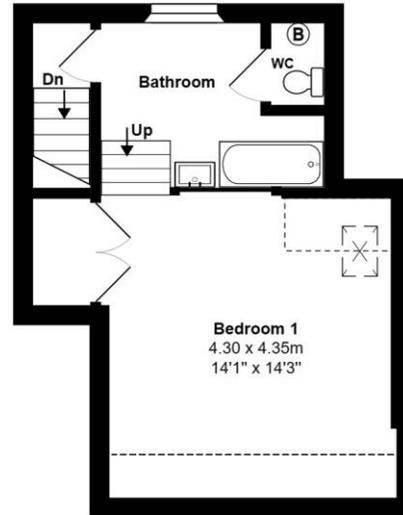




**Ground Floor**



**1st Floor**



**2nd Floor**

Total Area: 115.1 m<sup>2</sup> ... 1239 ft<sup>2</sup> (excluding garages)

All measurements are approximate and for display purposes only



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