



London Road, Wick, Bristol, BS30 5SJ

Guide Price £1,500,000

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This magnificent detached bungalow impresses on all levels. Finished to the highest of standards, the property offers a very flexible and adaptable layout that could provide seven double bedrooms if so desired, three of them with high quality ensuite shower rooms. Alternatively, the flexible layout could allow for four or five bedrooms with one or two offices, a playroom, a home gymnasium, even a master bedroom suite with separate reception area / garden room. One of the potential double bedrooms upstairs has been prepared as a cinema room with inset wiring and speakers.

Many aspects of this imposing family home take your breath away but surely topping the long list of WOW features, is the stunning lounge and kitchen / dining rooms. Both incredibly grand rooms, the lounge having a solid oak floor with underfloor heating as well as a huge multi fuel-burner and feature rustic wall and giving dual access to the rear garden via double glazed bi-folding doors. The kitchen is great for entertaining with plenty of room for a large table and a separate large island which comfortably seats four. The cooker on the island is facing out creating a social atmosphere where the chef can comfortably interact with guests. In this house, the kitchen is definitely where party guests are likely to migrate. The bespoke kitchen is solid oak with black and speckled granite worktops, with granite upstands and windowsills. The flooring is high quality natural stone. Further and still very impressive accommodation within the property include a welcoming reception entrance hall, a comprehensive internal utility room, a striking family bathroom, a snug/study open plan to the lounge and a second kitchen utility room.

Outside the awe continues. An incredible 39'6 x 36'6 garage (equivalent to 8 x single garages or 4 x double garages), with its own central heating system (combi boiler and no less than 8 radiators!) and its own kitchen and bathroom facility sits at the end of a substantial 'in, out' driveway, which provides parking for literally, dozens of cars! A generous enclosed rear garden offers a good degree of privacy from the road behind due to the mature strategically planted hedgerow that forms the gardens boundary.





WICK AND LOCAL DEVELOPMENTS

The village of Wick just 6.1 miles from the heart of Georgian Bath with all that this World Heritage site has to offer, 8.8 miles from Bristol and 5.4 miles to Junction 18, M4. The lovely feel of this location with country pubs, nearby beautiful walks down Golden Valley and Tracy Park Golf club, as well as excellent local schools is sure to appeal to buyers. The property is in the catchment area of both Wick and Marshfield Primary Schools, both rated 'Good' by Ofsted. As for secondary schools, the property is in the catchment area for the excellent Bath schools of Hayesfield, Oldfield and Beechen Cliff. The village offers many existing amenities, including local hairdresser, barber, café, convenience store and Chinese Takeaway. not forgetting the local pub, the Rose and Crown.

There is lots of talk at the moment regarding development in the village of Wick, both in the nearby quarry which is slowly winding down and set to become a hub of local amenities and housing, planning exists for it to be landscaped to become an outdoor water activity centre for paddle boarding, kayaking and wind surfing. There is also consideration for the development of 30 brand new homes nearby behind the local petrol station and Londis convenience store. With all this going on, further development of the property could be considered and would allow for a considerable commercial opportunity.



POTENTIAL COMMERCIAL DEVELOPMENT OPPORTUNITY

A previous owner developed the luxury and opulent garage in order to run a successful car sales business from home. This potential remains for any new owner to use the facility likewise. However, this luxury garage could accommodate a multitude of alternative types of businesses.

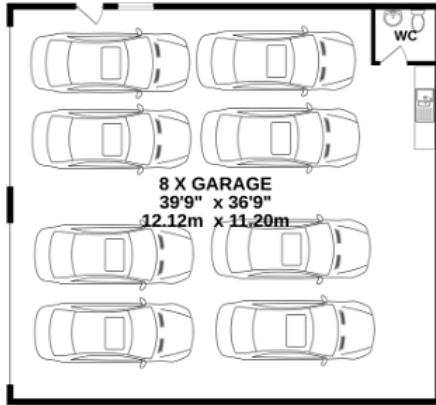
With its own heating system and subject to planning, this detached dwelling could perhaps be converted to a substantial bungalow, possibly three bedrooms? possibly four! There would definitely be no shortage of parking if the ultimate buyer does intend to develop the garage so that perhaps two families can live together?

To the other side of the property is a substantial piece of land, not quite rectangular but tapering in at one end, this potential building plot, measures 135' in length x 75' width at the wider end and x 31' at the narrower end. Again subject to planning, a brilliant plot on which to build a detached house or perhaps a pair of semi-detached houses? Alternatively, could one use the plot commercially to run an Airbnb business? By installing a pair of glamping pods possibly four, with such an accessible location between Bath and Bristol and a gateway to the South West and it's attractions, demand is sure to be high?

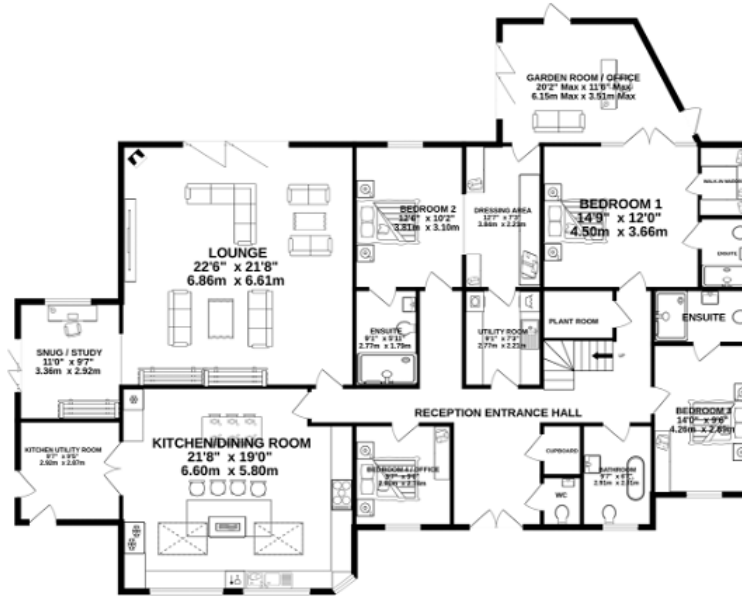
All in all, an incredible family home with huge potential in a friendly village location, whilst remaining very accessible to Bath, Bristol and the M4 motorway



8 X GARAGE
1461 sq.ft. (135.7 sq.m.) approx.



GROUND FLOOR
2565 sq.ft. (238.3 sq.m.) approx.



1ST FLOOR
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA : 4629 sq.ft. (430.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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