



3a Merlin Haven, Wotton Under Edge, Gloucestershire, GL12 7BA

£825,000





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EPC Rating C

Individual Detached Residence with Fantastic Views - Six Bedrooms, Three En-suite - Lounge and Dining Room - 34 ft Kitchen/Breakfast Room - Conservatory - Downstairs Cloakroom

With stunning views to the rear, this substantial, individual detached family home can be found in a highly sought after location of Merlin Haven in Wotton under Edge. Offering light and airy accommodation, the property comprises; entrance porch, entrance hallway, downstairs cloakroom, 34 ft kitchen/breakfast room, lounge leading into the conservatory, separate dining room, six bedrooms, three with en-suite facilities and bathroom. Outside, to the front the property has paved driveway parking for several cars leading to the double garage. To the rear you will find a rear garden with fabulous views with a further area of garden which is agricultural. Offered for sale with no onward chain.

ENTRANCE PORCH Radiator, coat cupboard with water meter and radiator, door to:

ENTRANCE HALLWAY Window to front aspect, stairs to first floor, two radiators, under-stairs cupboard, doors to:

CLOAKROOM Radiator, low level wc, pedestal wash hand basin, part tiled walls, extractor fan.

DINING ROOM 14' 4" x 10' 9" (4.37m x 3.28m) Window to front aspect, two radiators, window to side aspect, double doors to:

LOUNGE 22' 3" x 14' 4" (6.78m x 4.37m) With fantastic views, two patios doors, one leading to the garden with one leading to the conservatory, fireplace with open fire, two radiators.

CONSERVATORY 12' 7" x 11' 1" (3.84m x 3.38m) Southerly facing with windows to front and sides, doors to garden, tiled flooring, radiator, door to kitchen.

KITCHEN/BREAKFAST ROOM 34' 10" x 10' 8" max narrowing to 7'3" (10.62m x 3.25m) Patio doors with fantastic views leading to the garden, tiled flooring, range of wall and base units with work-surfaces, integral fridge/freezer, double oven and microwave, dish-washer, five ring gas hob, extractor fan, tiled splash-backs, three radiators, window to front aspect, window to side aspect, space for washing machine and tumble dryer, Worcester boiler, door to garage.

FIRST FLOOR ACCOMMODATION

LANDING AREA Window to front aspect, two airing cupboards, access to loft space, radiator, doors to:

BATHROOM Window to side aspect, bath, wc, shower cubicle, pedestal wash hand basin, heated towel rail, extractor fan, part tiled walls.

BEDROOM FIVE 11' 2" x 10' 5" (3.4m x 3.18m) Window to rear aspect with fabulous views, radiator.

BEDROOM SIX 10' 8" x 9' 4" (3.25m x 2.84m) Window to front aspect, fitted wardrobes, radiator.

BEDROOM FOUR 13' 10" x 9' 10" (4.22m x 3m) Window to rear aspect with fabulous views, fitted wardrobes, door to:

EN-SUITE Pedestal wash hand basin, wc, shower, part tiled walls, extractor fan, heated towel rail.

BEDROOM THREE 11' 4" x 10' 8" (3.45m x 3.25m) Window to front aspect with partial view of Wotton Hill, fitted wardrobe, radiator, door to:

EN-SUITE Window to front aspect, wc, pedestal wash hand basin, shower cubicle, heated towel rail, extractor fan.

BEDROOM ONE 13' 9" x 10' 9" (4.19m x 3.28m) Dual aspect windows again with fabulous views, fitted wardrobes, radiator, step to dressing area with further fitted wardrobes, access to loft space, door to:

EN-SUITE 10' 11" x 6' 11" to include the dressing area (3.33m x 2.11m) Velux window to rear aspect, two wash hand basins, wc, heated towel rail, good size shower cubicle, part tiled walls, extractor fan.

BEDROOM TWO 19' 8" x 11' 1" (5.99m x 3.38m) Two velux windows to front and rear aspect, two radiators.

OUTSIDE

FRONT GARDEN Paved driveway parking for several cars leading to the double garage, path to front door with canopy, stone walling, various plants and shrubs, gated side access to both side of the property.

REAR GARDEN With the most fantastic views, patio area, lawned area, abundance of plants and shrubs, outbuilding for storage, further area of land which is agricultural and enclosed mainly by ranch style fencing accessed via a gate from the main garden.





PLEASE NOTE:

1. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
2. We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
3. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
4. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
5. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
6. Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.



