



Dolphin Cottage, Tabernacle Road, Wotton-Under-Edge GL12 7EF
Asking Price £875,000

HUNTERS[®]
EXCLUSIVE



Dolphin Cottage, Tabernacle Road, Wotton-Under-Edge GL12 7EF

SIMILAR REQUIRED - BUYERS WAITING.....

Dolphin Cottage is a substantial detached family home found in an elevated position in a highly sought after location in the market town of Wotton under Edge. Offering unique accommodation, arranged over two floors, the property is approached via a generous shingle driveway with parking for several cars leading to the garage. On entering the property you are met by a spacious entrance hallway giving access to the fantastic kitchen/breakfast room, dining room, utility room with door to the garage, lounge, garden room, bedroom five with en-suite shower room and study.

The first floor has a light and airy landing area which leads to the principle bedroom with vaulted ceiling, fantastic views and en-suite with bath and shower cubicle with a further three double bedrooms and family bathroom. Outside the property has established gardens with raised decked area enjoying the views across the town with various further seating areas found to the side of the property.

- Substantial Detached Family Home with Fantastic Views
 - Lounge and Garden Room
- Fabulous Main Suite with Vaulted Ceiling and En-Suite Bathroom
 - Family Bathroom
 - Ample Driveway Parking and Garage
- Beautiful Kitchen/Breakfast Room with Utility Room giving access to the Garage
 - Study and Bedroom Five with En-Suite Shower Room
 - Three Further Double Bedrooms
- Well Established Gardens with Raised Decked Area Enjoying the Views
 - Highly Sought After Location





Entrance Porch

Via wooden and part glazed door, tiled flooring with underfloor heating, wood and glazed door to inner hallway, door to:

Cloakroom

Window to front aspect, WC, pedestal wash hand basin, tiled flooring with underfloor heating.

Hallway

With stairs to first floor landing, coat cupboard, vertical radiator, engineered oak flooring, opening to kitchen/breakfast room and dining room and doors to:

Utility Room

With door to side, window to side aspect, tiled floor with underfloor heating, wall and base units with wooden work-surfaces over, Belfast sink, space for washing machine, tumble dryer and fridge/freezer, cupboard housing Ideal combination boiler and door to:

Garage

Having metal up and over door, window and door to side, power and light.

Dining Room

Window to rear aspect with views, engineered oak flooring, radiator.

Kitchen/Breakfast Room

Windows to rear aspect with lovely views, bi-folding doors to raised decked area, range of wall and base units with wooden work-surfaces, centre island with granite work-surface, Britannia range gas cooker, space for American fridge/freezer, Villeroy & Boch ceramic sink and taps, integral dishwasher, wine rack, exposed beams, ceiling spotlights and engineered oak flooring with underfloor heating.

Lounge

Window to rear aspect with hillside views, fireplace with wood-burning stove on hearth with beam above, French doors to side garden, vertical radiator, laminate flooring, door to:

Garden Room

French doors to garden, windows with views, tiled flooring.

Bedroom Five

French doors to garden, parquet flooring, window to side aspect, vertical radiators, fitted cupboard, door to:

Ensuite

Window to side aspect, WC, vanity wash hand basin with storage beneath, shower cubicle with Mira shower, laminate flooring.



Study

Window to side aspect, parquet flooring, radiator, fitted cupboard.

First Floor Landing

From the hallway stairs lead to first floor landing with Velux window, radiator, doors to:

Principal Bedroom

Window to rear aspect with panoramic views across Wotton and beyond, vaulted ceiling, three Velux windows to side with views, further window to side with far reaching views, range of fitted oak wardrobes with drawers, exposed beams, door to:

Ensuite

With two Velux windows, bath, walk-in shower cubicle, WC, chrome towel radiator, tiled flooring, shaver point, wash hand basin and extractor fan.

Bedroom

With window to front aspect, radiator.

Bedroom

Window to rear aspect, cupboard, radiator.

Bathroom

Window to side aspect, bath, shower cubicle, chrome towel radiator, wash hand basin, WC, wooden shelf, ceiling light and extractor fan.

Bedroom

Having Velux window to rear aspect, fitted cupboard, window to side aspect, radiator.

Outside Rear and Side

The gardens of the property are of a generous size with lawned areas, feature pond, edged by natural hedging and fencing, steps to raised decked area, good size under-croft area, with lighting, offering storage, shingle area, shed, sleepers with hot tub and privacy fencing (by negotiation). A lawn with path leads to a further area of garden to the side with patio area, low stone walling with plants and shrubs, gated access to the front with views across the town. A further side access leads to side garden with shingle area.

Front Garden

With ample driveway parking, shingle area, enclosed by natural hedging and fencing, raised lawned area, various feature trees, access to rear of property.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Tabernacle Road, GL12

Approximate Area = 3093 sq ft / 287.3 sq m

Limited Use Area(s) = 214 sq ft / 19.9 sq m

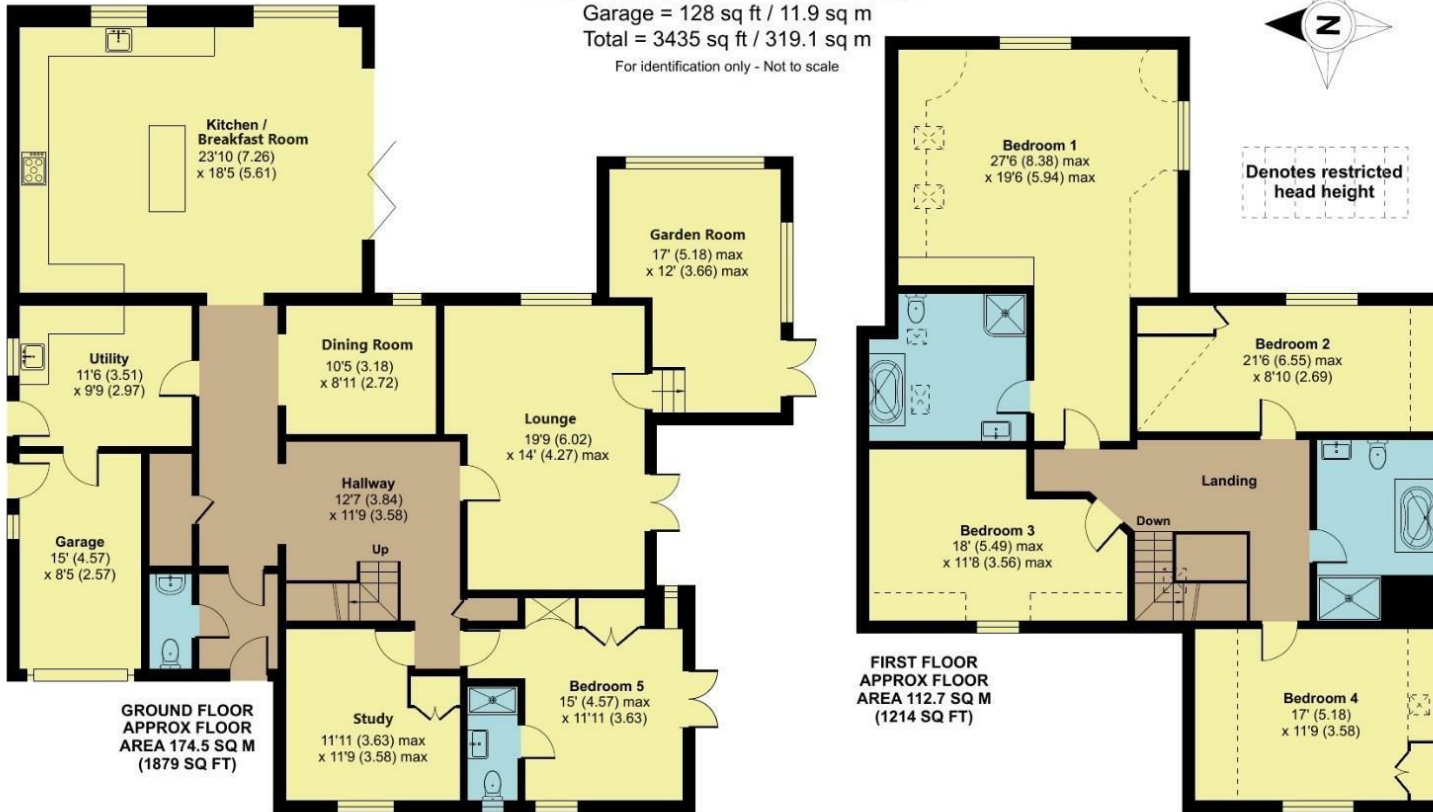
Garage = 128 sq ft / 11.9 sq m

Total = 3435 sq ft / 319.1 sq m

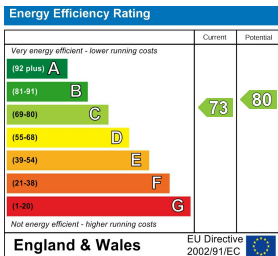
For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Hunters Property Group. REF: 1097283



Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Dursley - 01453 542 395 <https://www.hunters.com>

HUNTERS
EXCLUSIVE



HUNTERS[®]
EXCLUSIVE