

HUNTERS®

HERE TO GET *you* THERE



1 Coombe Road

Wotton-Under-Edge, GL12 7LU

Guide Price £347,500



Council Tax: D



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This beautifully presented, period property, can be found tucked away in the sought after market town of Wotton under Edge. Having been lovingly upgraded by the current vendors the property now offers a stunning family home. A wooden stable door leads into the generous kitchen/breakfast room with a multi paned window overlooking the delightful gardens. The kitchen has tiled flooring with a range of contemporary wall and base units with work-surfaces, there is a ceramic sink with mixer tap, an integral fridge, freezer and dishwasher. The Vaillant gas boiler is hidden within a cabinet with two radiators in the kitchen. A further window looks to the side of the property. The freestanding electric oven has a gas hob and makes a great centre piece to the room. Thumb latch doors lead to the useful utility/cloakroom with two windows, space for the tumble dryer, a low level wc, and radiator all complimented with slate tiled flooring.

The sitting room is a peaceful retreat with sash window overlooking the gardens with a multi-fuel 'Pure Vision' stove set in the fireplace with stone hearth and further radiator. Stairs lead from the sitting room to the first floor with small window to the rear half way up. There is also a useful under-stairs cupboard in the sitting room. The generous landing with window overlooking the rear, gives access to two generous double bedrooms and the lovely shower room. The main bedroom overlooks the front of the property and has a sash window and an original fireplace which is no longer used and radiator. A thumb latch door gives access to the walk-in storage cupboard. The second bedroom is again of a good size with sash window overlooking the front with radiator. The tasteful shower room with ornately tiled double shower cubicle, with rainfall shower and hand held shower head. There is a window to the rear, wc and a wash-hand basin set in unit and a chrome heated towel rail with extractor fan.

The gardens are a particular feature of the property having been beautifully designed with an abundance of established plants and shrubs. A shingle path accessed via a wooden gate leads to the property. A flagstone path leads down the garden with tiled steps to the lawned area, there are raised mature flower borders with a wonderful array of plants and shrubs. To the bottom of the garden a Summer House with power and light to enjoy the sunshine with pergola seating area to the side. The gardens are enclosed by fencing, stone walling and hedging giving a natural feel. Sleeper steps with shingle areas lead back down the garden to one side.

- Beautifully Presented Period Property
- Sought After Location in Wotton under Edge
- Generous Kitchen/Breakfast Room and Utility/Cloakroom
- Delightful Sitting Room with Multi-Fuel Stove on Hearth
- Two Generous Bedrooms overlooking the Garden
- Tasteful Shower Room with Double Shower Cubicle
- Mature Gardens with an Array of Plants and Shrubs
- Summer House with Pergola Seating Area



Road Map



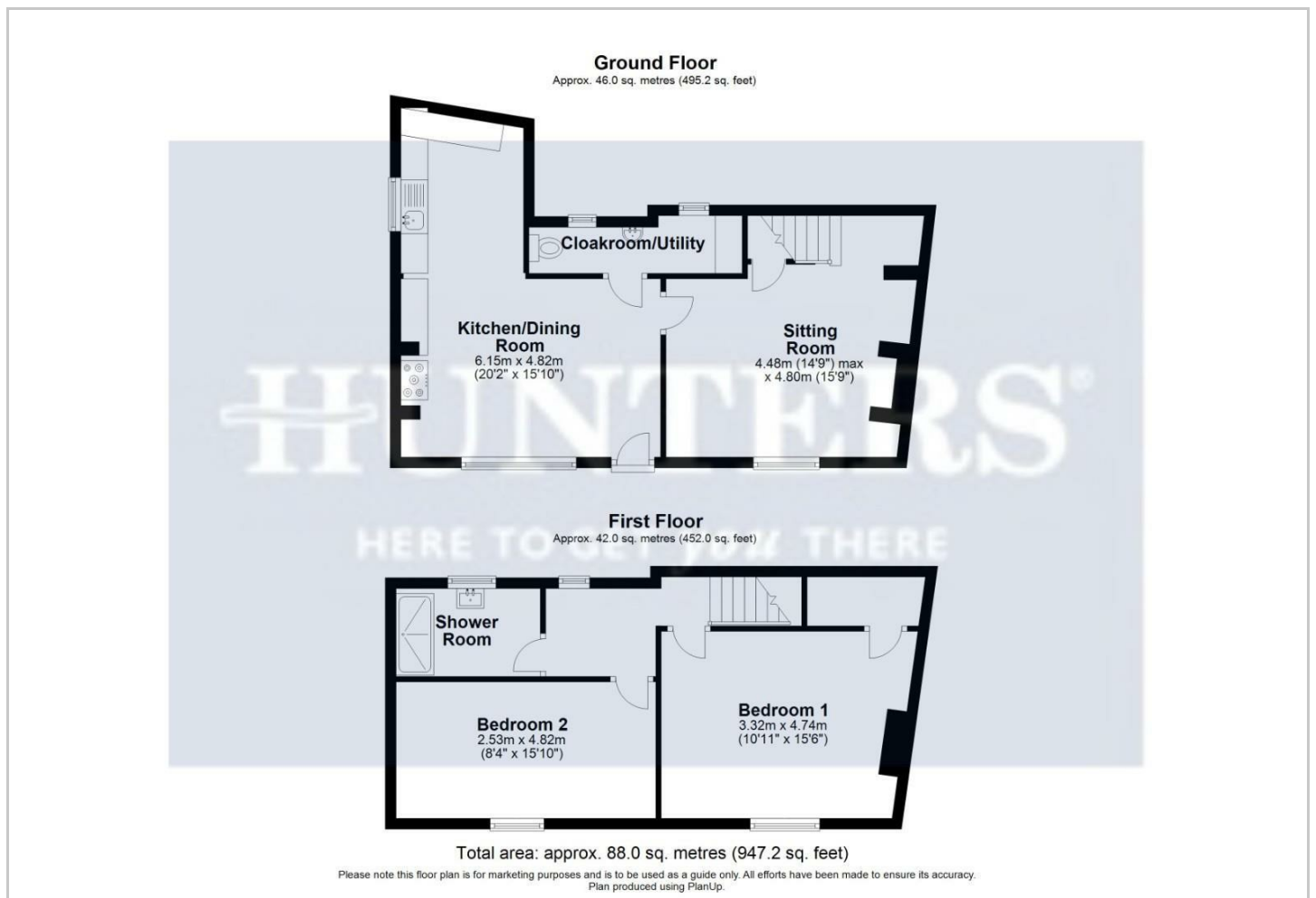
Hybrid Map



Terrain Map



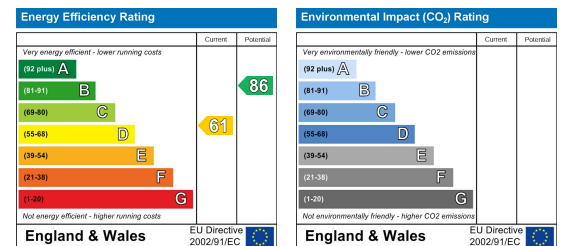
Floor Plan



Viewing

Please contact our Hunters Dursley Office on 01453 542 395 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.