

HUNTERS®

HERE TO GET *you* THERE



15 Coombe Road

Wotton-Under-Edge, GL12 7LU

£325,000



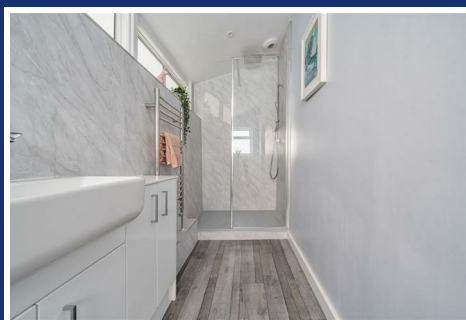
Council Tax: C



15 Coombe Road

Wotton-Under-Edge, GL12 7LU

£325,000



Tucked away in the market town of Wotton under Edge, you will find this three storey, back to back, cottage with fabulous views to the rear. The current vendors have, since purchasing the property, upgraded throughout adding a fabulous kitchen/breakfast room. The property is approached via private path with a composite decked area leading to the rear with steps leading to the front door. On entering the property you are met by a generous hallway with Karndean flooring and part under-floor heating. Stairs lead to the first floor and doors give access to the fantastic kitchen/breakfast room with bi-fold doors leading to the raised composite terrace with glass balustrade overlooking the rear garden enjoying the open views. The kitchen/breakfast room fitted with a range of Wren units, with Karndean flooring and underfloor heating, has a skylight roof window flooding the kitchen with light with a further window to the side aspect with a range of modern wall and base units with quartz work-surfaces and up-stands with integrated appliances including a gas hob, double oven, integral microwave oven and integral fridge/freezer. The kitchen also has a bespoke pantry area with plenty of storage with double doors and lighting. The focal point of the kitchen is the centre island with quartz work-surfaces with inset sink with mixer tap, integrated washer-dryer, slimline dish-washer, wine cooler and breakfast bar. The sitting room leads from the kitchen/breakfast room making it a perfect area to sit and relax having an original fireplace (not currently used), exposed beams and shelving with door leading to the hallway.

The contemporary bathroom can also be found on this floor with a window to the rear and high level windows to side aspect. There is a generous shower cubicle with rainfall shower and hand-held shower head, a wash-hand basin and wc set in a range of cabinets with shelving areas with a chrome heated towel rail and modern bathroom paneling to walls.

The first floor of the property has a good size landing area with storage cupboard housing the newly installed gas boiler, with window overlooking the rear with fantastic views. From the landing you access the main bedroom with a window overlooking the rear garden and views. This room has exposed ceiling beams, radiator and an original fireplace.

A staircase from the landing leads to the second floor of the cottage. This floor has a study area with window overlooking the side aspect with access to the loft space and radiator. Doors lead from the study to the cloakroom with wc, wash-hand basin set in unit with tiled splash-backs and ornate vinyl flooring and the second bedroom. The second bedroom has a window overlooking the rear of the property with panoramic views. A range of Hammonds bedroom furniture with fitted wardrobes and dressing table with mirror and light complement the bedroom.

The cottage is accessed via a private path with wrought iron gate from Coombe Road. Once around the back, steps lead to the raised balcony/terrace with glass balustrade to enjoy the fantastic views. Further steps from the side lead down to the established rear garden with lawned area, an array of plants and shrubs with useful brick-built workshop/storage area,

Wotton under Edge is a delightful market town which provides a good choice of shops, a cinema, swimming pool (Summer Time), public houses, wine bar and restaurants/coffee shops. There are also nearby golf courses, lovely walks with close access to The Cotswold Way. You will also find two primary schools in the town with the reputable Katharine Lady Berkeley Secondary School within easy access. The property benefits from good commuter links with Junction 14 of the M5 motorway providing fast routes to Bristol, Gloucester and London.

- Back-to-Back Cottage with Fabulous Views to the Rear
- Extended by the Current Vendors
- Fantastic Kitchen/Breakfast Room with Bi-Fold Doors Leading to the Terrace
- Sitting Room with Fireplace
- Contemporary Bathroom with Shower
- Two Bedrooms and Study Area with Cloakroom
- Generous Rear Garden with Storage
- Tucked Away Location Close to Town Centre



Road Map



Hybrid Map



Terrain Map



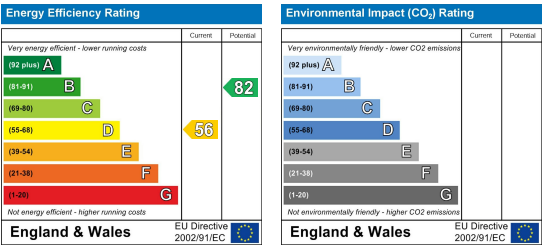
Floor Plan



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.