

HUNTERS[®]

HERE TO GET *you* THERE



Gloucester Road

Whitfield, Wotton-Under-Edge, GL12 8DS

£495,000



Council Tax: C



Fern Cottage Gloucester Road

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£495,000



Entrance

Via UPVC double glazed front door opening to ...

Living Room

21'5"(max) x 21'11" (max) (6.55m(max) x 6.7m (max))

Obscure UPVC double glazed panelled to the side of the front door. UPVC double glazed windows to front and rear, French doors opening onto conservatory, feature stone inglenook fireplace, parquet flooring, two radiators.

Conservatory

10'11" x 7'8" (3.35m x 2.35m)

UPVC double glazed windows overlooking adjacent fields and countryside to the rear with side aspect onto garden, double glazed roof and timber floor.

Kitchen/Diner

18'9" x 9'10" (5.74m x 3.m)

Dimension maximum. UPVC double glazed windows to both front and rear, double glazed door opening to rear from which magnificent countryside views can be enjoyed. A range of "Shaker" style floor and wall units with contrasting granite work tops incorporating a Belfast sink unit,. Plumbing for automatic washing machine, space for fridge/freezer, tiled floor and oil fired central heating boiler, radiator.

First Floor Landing

Bathroom

Obscure UPVC double glazed window to front. A white suite comprising w.c vanity unit incorporating a wash hand basin, panelled bath with shower over, tiled floor, heated towel rail.

Bedroom 1

10'5" x 8'11" (3.19m x 2.74m)

UPVC double glazed window to front, over stairs storage cupboard, timber floor, radiator.

Bedroom 2

10'3" x 8'11" (3.14m x 2.72m)

UPVC double glazed window to front, built in sliding door wardrobe, timber floor, radiator.

Bedroom 3

14'1" x 7'10" (4.30m x 2.40m)

UPVC double glazed window to rear, exposed timber floor, radiator.

Bedroom 4/Dressing Room (from master bedroom)

13'5" x 8'2" (4.10m x 2.51m)

UPVC double glazed window to rear, exposed timber floor, radiator.

Garden

The cottage enjoys established gardens that surround the cottage on three sides with fantastic unspoilt views across the adjacent countryside. The gardens comprise lawns, patios and flower bed with various shrubs.

Parking

Accessed via electric gates to hardstanding for several vehicles and access to garage.

Garage

A substantially constructed stone structure with power and light.

Workshop/Shed

A large detached timber structure with power and light.

Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; South Gloucestershire Band C



Road Map



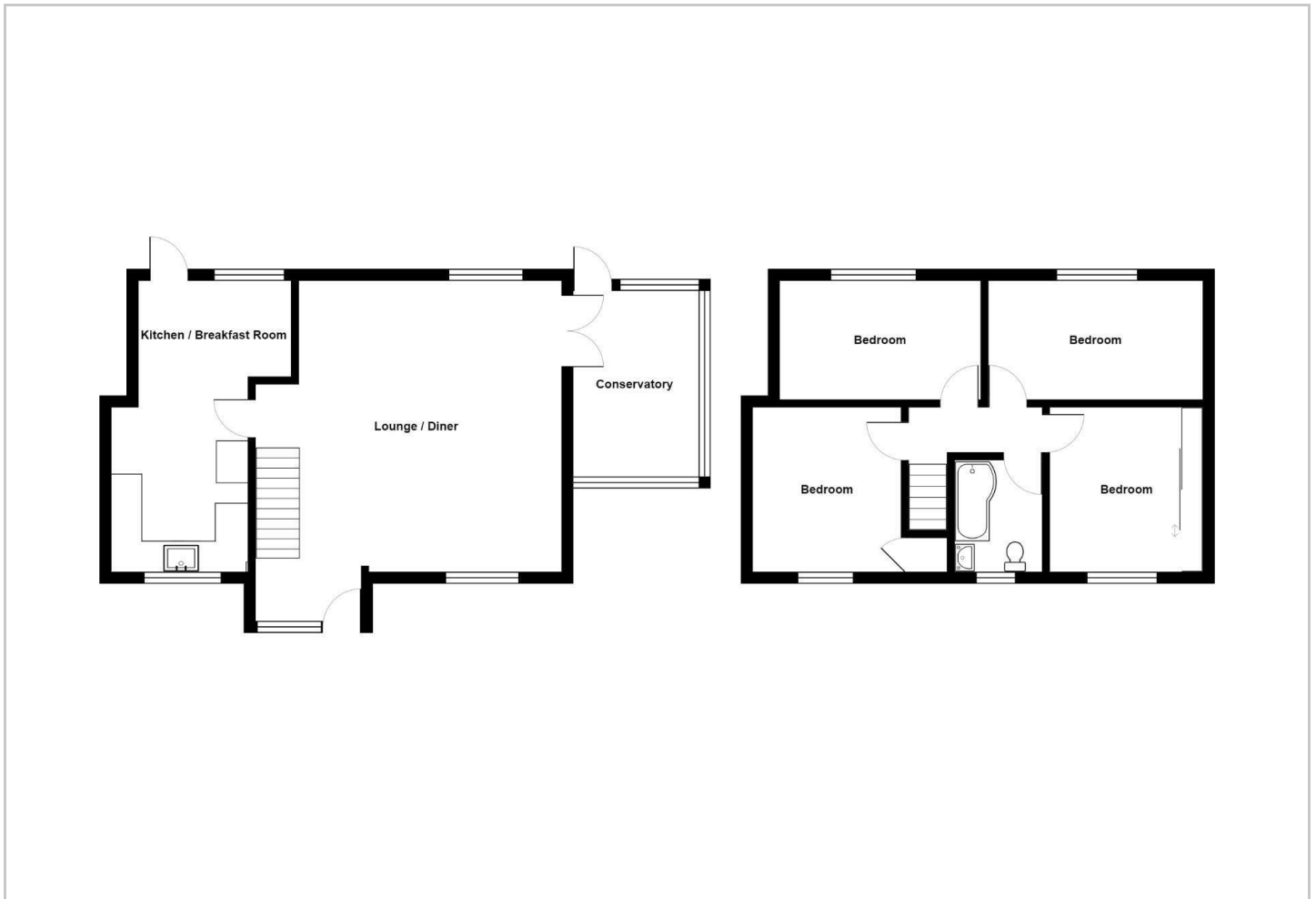
Hybrid Map



Terrain Map



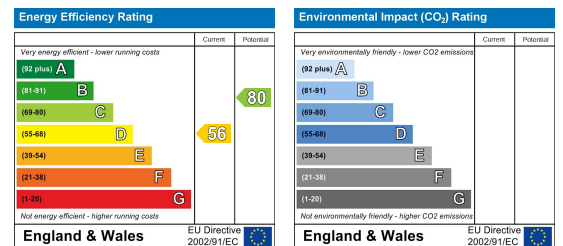
Floor Plan



Viewing

Please contact our Hunters Thornbury Office on 01454 411522 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.