



## Dyers Brook, Wotton-Under-Edge

1 Dyers Brook, Wotton-Under-Edge, GL12  
7JW

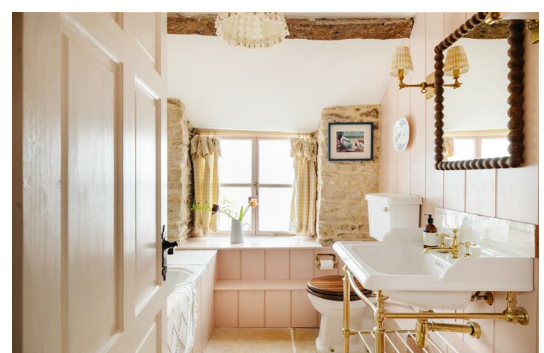
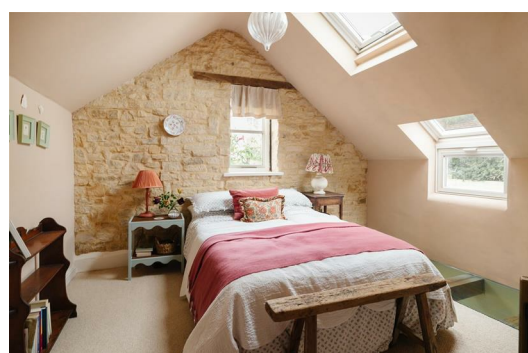
Asking price £500,000

### DESCRIPTION

1 Dyers Brook has been sympathetically extended and refurbished by its current owners to a very high standard, retaining the charm and personality an old cottage should display. With quality throughout, this beautiful three bedroom detached cottage is like something from a magazine shoot, in fact, it is having featured in English Home and Homes and Gardens magazines. Upon entering into the hallway, you realise you have found a special cottage with its welcoming feel and good quality finish. The sitting room has exposed timber beams and an open fire place with wood burning stove and the floor has modern Limestone flags. The kitchen dining/room has been fitted with 'shaker' style and a Quartz work top and hand picked butchers block and Everhot oven with the ceiling having a feature glass screen allowing light into the main bedroom above. There is also a downstairs cloakroom with wash hand basin and space for a washing machine. Upstairs there are three bedrooms, the main with built in storage, open stone wall and part glass feature floor with the second bedroom being a double and the third being a good sized single with it's feature fireplace. The bathroom has been tastefully decorated with wood panelled walls a large bath and rainfall shower head.

### LOCATION

The historic town of Wotton-under-Edge sits within the Cotswolds Area of Outstanding Natural Beauty, in the undiscovered south Cotswolds. The 'edge' refers to the Cotswold escarpment, under which the town nestles, overlooking the Severn valley. Wotton provides everyday shopping facilities, cinema, swimming pool, public houses, wine bars, restaurants, independent shops several nearby golf courses, excellent walks with close access to The Cotswold Way and highly regarded primary and secondary schools in close proximity. The property benefits from good commuter links with Junction 14 of the M5 motorway and Junction 18 of the M4 motorway easily reached, providing fast routes to Bristol, Gloucester and London.





- DETACHED
- TASTEFULLY PRESENTED
- PRETTY COTTAGE GARDEN
- ADDITIONAL OFF ROAD PARKING
- VIBRANT COMMUNITY
- THREE BEDROOMS
- GARAGE
- CLOSE TO AMENITIES
- AREA OF OUTSTANDING NATURAL BEAUTY
- LOCAL PRIMARY SCHOOL



#### DIRECTIONS

From the war memorial in the centre of Wotton-Under-Edge take the exit signposted Alderley and Hillesley and turn right shortly after also signposted the same. 1 Dyers Brook will be found on the right hand side after a few hundred yards.

#### GENERAL INFORMATION

General Information: Tenure: Freehold.

Services: Believed to be mains water, electricity and drainage. Gas central heating.

Postcode: GL12 7JW.

Viewing: Strictly by appointment through Ford Loveday Estate Agency.

Fixtures and Fittings: Some mentioned in these sales particulars may be included in the sale.

All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: Stroud District Council. Council Tax Band C. EPC D. 1 Dyers Brook is an Area Of Outstanding Natural Beauty. AONB

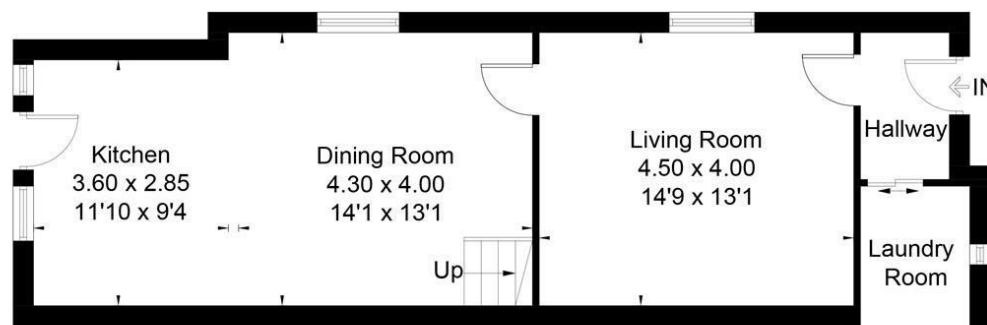
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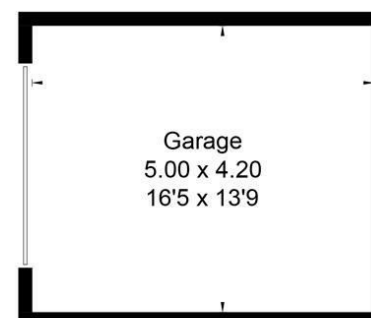
Approximate Floor Area = 122.1 sq m / 1314 sq ft



First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)



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