



**COUNTRY**  
PROPERTY



**65 Shepherds Leaze**

Wotton-Under-Edge

Guide Price **£385,000**







# 65 Shepherds Leaze

Wotton-Under-Edge, GL12 7LJ

An opportunity to purchase a lovely three bedroom detached home on the edge of the countryside in the popular market town of Wotton-Under-Edge. The current vendor has lived here many years and has over recent years updated the property in many ways making it a very comfortable space to kick back and relax. Beautiful country walks, vibrant High Street, popular schools and range of quirky shops are just a few of the many features that are minutes from your door, making living in this quiet cul-de-sac appeal to a wide range of buyers.

Accommodation includes entrance porch, lounge with wood burning stove, modern kitchen/dining room with many integral appliances and to the first floor a light and spacious landing, three bedrooms and bathroom.

The property also boasts a private landscaped rear garden enclosed by established hedge and fence, you can practically hear a pin drop it is so peaceful....the garden has a patio seating area and lower lawn area with the added bonus of a fabulous insulated cabin, perfect for those unpredictable summer days, there is also a well appointed log store/shed and access to the larger than average garage. To the front of the property there is a driveway finished in block paving providing off street parking for several cars ensuring stress free parking. So... what are you waiting for? We hold a key, don't delay!!

- Detached Home
- Three Bedrooms
- Entrance Porch
- Lounge with Wood Burning Stove
- Kitchen/Dining Room
- Gas Central Heating Worcester Boiler







## Wotton-Under-Edge

Wotton-u-Edge is a bustling rural community situated on the edge of the Cotswold escarpment. Miles of rural walks and trails are therefore on the doorstep. The main high street features a 2 small supermarkets, and a full range of artisan shops and amenities e.g. petrol filling station. Accessible to North Nibley and Dursley (A38) and Hillesley (A46) by road, so M4 and M5 motorways are within easy reach. The well reknowned secondary school of KLB is a short distance away by car, whilst Bluecoat & The British primary schools in the village are both a short walk away.

Charming 3-bed detached home on the edge of countryside in Wotton-Under-Edge. Updated, comfortable space with garden, cabin, garage, and ample parking. Ideal location near amenities. Quiet cul-de-sac living. Council Tax band: D

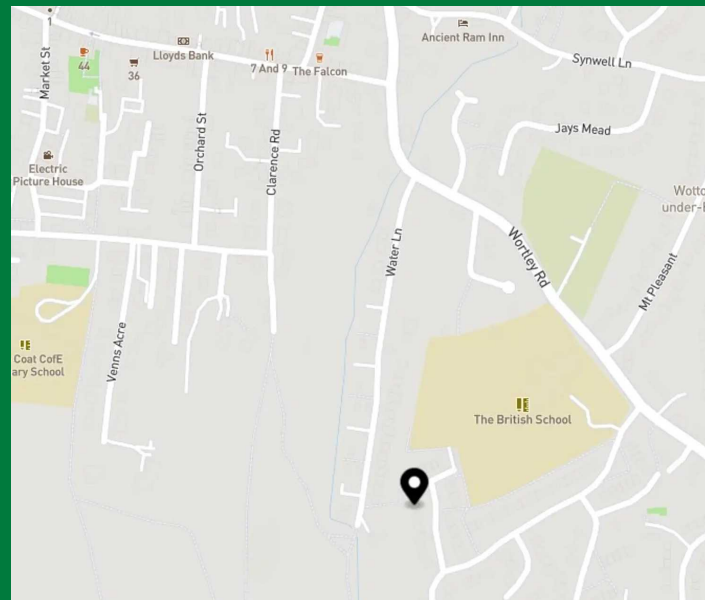
Tenure: Freehold

EPC Energy Efficiency Rating: D

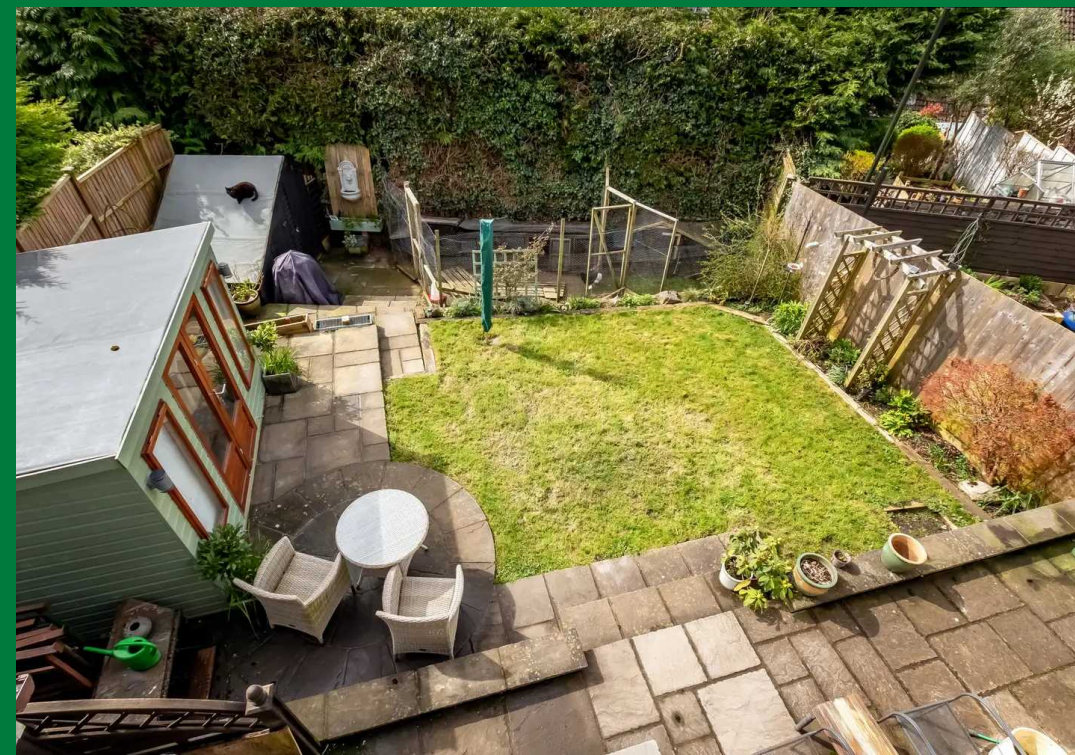
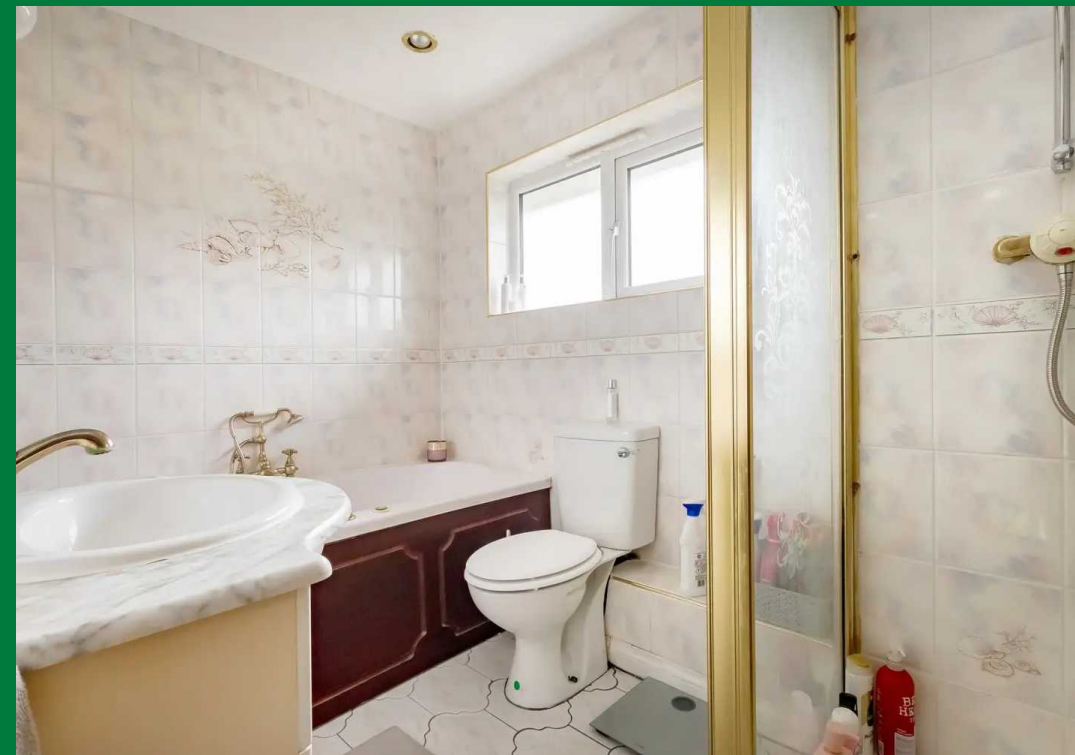
EPC Environmental Impact Rating:

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	





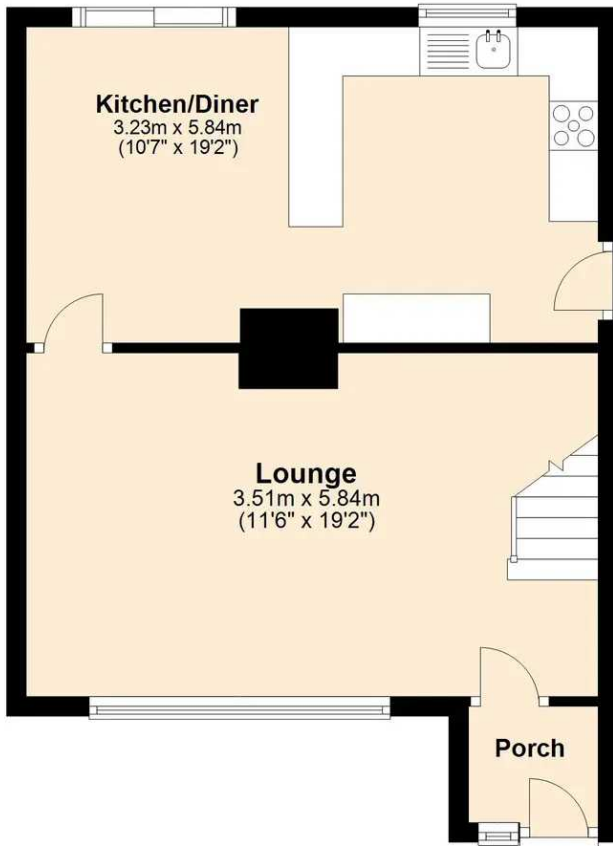




You can include any reasonable enquiries and enquiries that you may wish to make.

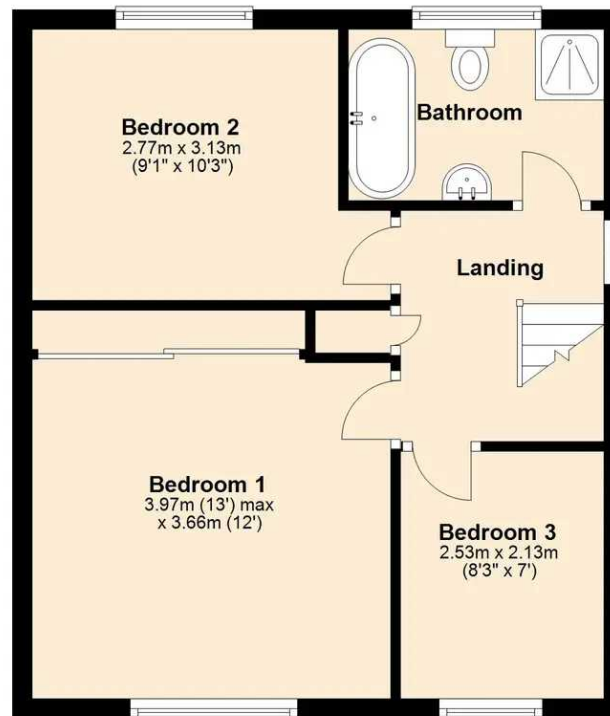
## Ground Floor

Approx. 41.6 sq. metres (448.0 sq. feet)



## First Floor

Approx. 40.1 sq. metres (431.2 sq. feet)



Total area: approx. 81.7 sq. metres (879.2 sq. feet)

Sketch plan for illustrative purposes only  
Plan produced using PlanUp.

Disclaimer:- These particulars are set out as a general guide only and do not constitute any part of an offer or contract.

Details, photographs, measurements, floorplans and distances are given as a guide only and must not be relied upon for the inclusion of any visible fixtures and fittings.

Asking prices, rents, or other figures quoted are believed to be correct at the time of publication. They are presented in good faith but without any responsibility, must not be relied upon as statements or representations of fact, and any affected parties must satisfy themselves by inspection or otherwise as to the correctness of each of them by their solicitor prior to exchange of contracts.

We have not carried out a structural survey. Any services, appliances and fittings have not been tested. We recommend independent specialist advice be taken if in doubt, about these, or any liability for VAT in respect of any transaction relating to this property.

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