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18 Parklands, Wotton-under-Edge, Gloucestershire GL12 7LT

An outstanding home finished to an exceptionally high standard, sat within an elevated, peaceful cul-de-sac location with stunning views across the town and countryside beyond.

Parklands is a sought-after, mature development of homes built in the late 1960's and into the 1970's. This particular property has been extensively updated and stylishly refurbished throughout including a newly fitted kitchen, new bathrooms, oak internal doors and fully redecorated.

The property is entered via a storm porch into a welcoming entrance hallway with stairs rising to the first floor and a generous understairs cupboard providing excellent storage space. The impressive sitting room leading into the dining room runs the length of one side of the house and is filled with natural light from the large picture window at the front plus French doors (both with quartz cills and threshold) leading out to the rear garden. The marble fireplace is complete with a wood-burner inset, making a real focal point of the room. The kitchen has recently been fitted with stylish wall and base units along with a breakfast bar, that are all finished with quartz worktops and tiled flooring. Integrated appliances include an electric double oven, induction hob with extractor hood and dishwasher, along with space for a freestanding fridge freezer. Beside the kitchen a door opens into the utility room with lots of practical built in storage and space and plumbing for a washing machine and tumble dryer. At the far end of the utility room a sliding pocket door opens into the useful downstairs cloakroom. There is an internal door leading to the garage and a further door opening out to the rear garden.

On the first floor a central landing provides access to all four double bedrooms, the family shower room and an airing cupboard. The master bedroom is very well proportioned and is accompanied by an en-suite cloakroom. The second and third bedrooms are situated at the front of the property and both command fantastic far-reaching views over the rooftops, church tower and Gloucestershire countryside beyond. One of the rooms is used as a guest room and benefits a contemporary ensuite bathroom with a free-standing bath, vanity unit with wash hand basin inset and a low-level WC. The other bedroom is currently used as a dressing room and has built in cabinetry comprising a large wardrobe with an internal light and drawers. The current owners have added further hanging storage, which can easily be removed to return to a bedroom, if required. The fourth bedroom has built in storage and views to the rear garden and surrounding woodlands. The stylish family shower room has a large double shower with a non-slip floor, a vanity unit with wash hand basin inset and a high-level WC.



Outside the house is approached onto a sloped driveway with parking for several vehicles leading to an integrated single garage with an automated roller door. The garage benefits from power and light. The front garden sweeps round the front of the property and is bordered by hedges to one side and a mature tree graces the centre of the lawn. A series of steps rise to the front door.

The rear garden is very private and bordered by both walls and hedges. The garden is set out over three tiers comprising lawns, herbaceous borders and raised beds. The lower tier has been dedicated to a patio terrace and makes the ideal spot for outdoor entertaining in the warmer months. There is gated pedestrian access to both sides of the house.

We understand the property is connected to all mains services: gas, electric, water and drainage. Council Tax Band E (Stroud District Council). The property is freehold.

EPC – D(65).

The charming market town of Wotton-under-Edge offers a wide range of amenities, including a vast array of independent shops, cafes and restaurants and two supermarkets. The town also offers primary schools, the highly regarded Katherine Lady Berkely secondary school, doctors and dentists surgeries, an independent cinema, along with leisure facilities. There are numerous walks and cycling opportunities from the doorstep and the renowned Cotswold Way weaves its way through the town. Wotton-under-Edge is situated close to the M5 motorway (Junction 14) and the A38, which gives easy access throughout the South West.

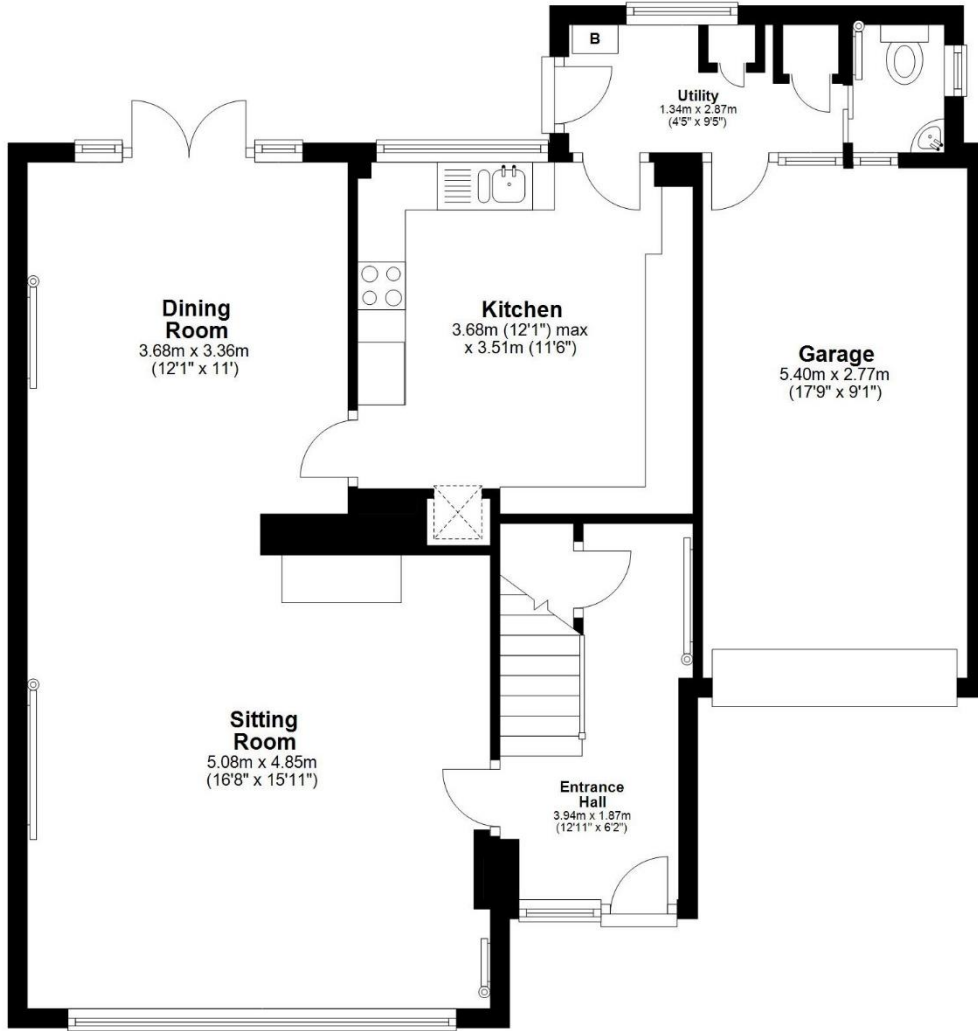


Guide Price £569,500



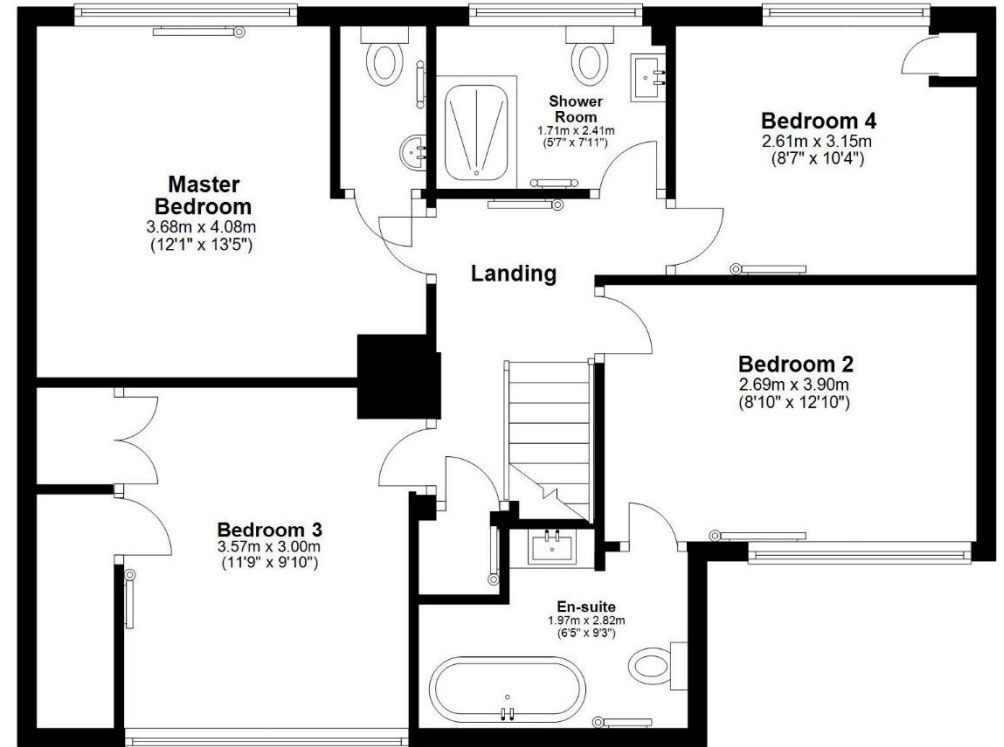
## Ground Floor

Approx. 80.2 sq. metres (863.2 sq. feet)



## First Floor

Approx. 66.5 sq. metres (715.7 sq. feet)



Total area: approx. 146.7 sq. metres (1578.9 sq. feet)