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Redlands Cottage, 20 Synwell Lane, Wotton-under-Edge, GL12 7HQ

A charming semi-detached cottage, full of characterful features, enjoying a southerly facing garden, parking and a separate garage, all set on a corner plot in an elevated position.

Redlands Cottage is believed to date back to around the early 1800's with two more modern extensions added in the early 1990's and 2004 which have created this lovely, well-proportioned home. A wealth of beautiful character features can be seen throughout the cottage, including exposed beams and stonework.

On the ground floor the front door leads directly into the welcoming open plan entrance hall/kitchen which benefits from a tiled floor throughout. The entrance hall area has plenty of space to hang coats and stores shoes and flows seamlessly through to the kitchen. The whole space is filled with natural light from the triple aspect. In the kitchen area there is an excellent range of wall and base units and a breakfast bar peninsular with solid oak worktops and a double Belfast sink inset. There is space for a cooker with gas hob, dishwasher and a fridge freezer. To one side of the kitchen a stable door opens into the rear garden, whilst a door to the other leads into the utility room where there is space and plumbing for a washing machine and tumble dryer along with useful floor to ceiling built-in storage and the gas fired, recently fitted central heating boiler is housed here too. Beside the utility room is a handy downstairs cloakroom with W.C and a wash basin.

The dining room sits in the original part of the cottage and both the feature fireplace and shelved alcove (believed to be the original pantry cupboard) make charming focal points to the room. A window overlooks the front of the property with a window seat making an idyllic spot to sit. To one corner of the room is a door to the original front porch, which is now a walk-in cupboard that provides a useful storage area. A turned staircase with attractive balustrades and built in understairs storage rises to the first floor, and there is a deep ledge that makes a lovely display shelf and a little window brings natural light to the stairwell. A glazed door leads into the light and airy sitting room with a window and glazed door leading out to the rear garden.

On the first floor there are four well-appointed bedrooms; three doubles and a single. The master bedroom has a vaulted ceiling with exposed beams and oak floorboards and is accompanied by a walk-in wardrobe and an en-suite shower room. The family bathroom has a white suite comprising a bath with overhead shower, wash hand basin set on a vanity unit and a low-level WC.



Outside to the front the cottage is approached onto a block paved driveway providing parking for numerous vehicles and a single garage with power and light. Gated pedestrian access to one side of the house leads to the southerly facing enclosed, low maintenance rear garden, which is laid out over two tiers. The lower tier runs the length of the house and has both a patio area and artificial grass. In between these spaces a gravel area leads to a wooden staircase rising to the second tier which has artificial turf and surrounded by established herbaceous borders and several specimen trees. A shed sits in on one corner of the garden.

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

EPC – C (69).

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 £465,000



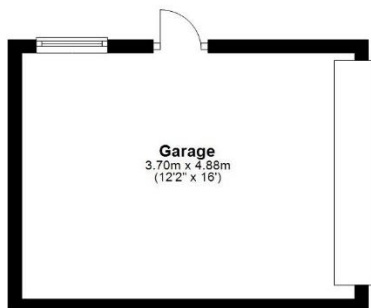
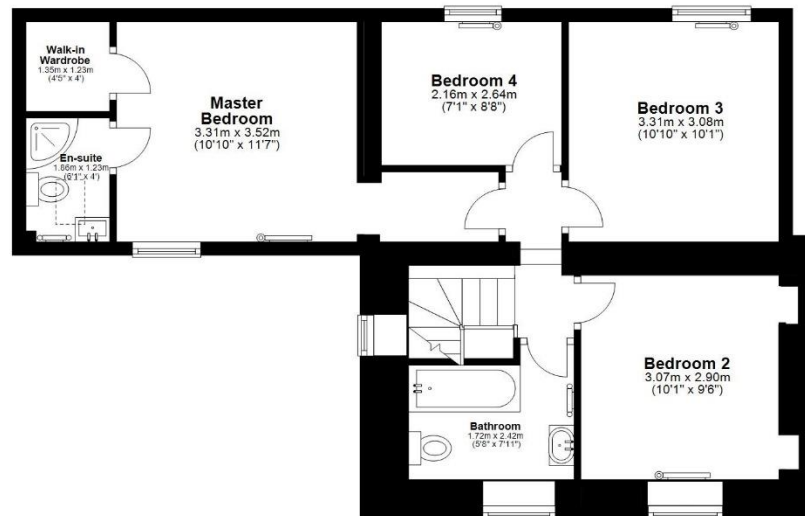
### Ground Floor

Main area: approx. 69.0 sq. metres (742.9 sq. feet)  
Plus garages: approx. 18.0 sq. metres (194.0 sq. feet)



### First Floor

Approx. 56.4 sq. metres (607.1 sq. feet)



Main area: Approx 125.4 sq.metres (1350.0 sq.feet)  
Plus garage approx. 18.0 sq.metres (194.0 sq.feet)