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2 Bradley Road, Wotton-under-Edge, Gloucestershire GL12 7DT

A truly charming period cottage nestled into the popular market town of Wotton-under-Edge, comprising deceptive accommodation and a walled courtyard garden to the rear.

Bradley Road is situated to the northern side of the town centre and is just a few moments stroll from Long Street and the fantastic array of independent shops, cafes and eateries the town has to offer. This charming cottage is believed to date back to as early as 1750 and was enlarged with a rear extension in the 1970's. There are many character features found throughout including exposed beams and stonework, yet the accommodation has been improved in recent years with a tastefully upgraded kitchen and wet room. The accommodation in total reaches 775sq.ft and also benefits from gas central heating and double glazing throughout.

The front door is covered with a decorative porch canopy and leads immediately into the open-plan living area. Here there is a focal fireplace with a stone surround and a gas fire inset, plus a window to the front and an exposed beam across the ceiling. The room is a generous size and to one corner of the room is a latch doorway opening to the staircase with a useful cupboard underneath. An archway leads from the living area into the kitchen/dining room which runs across the rear of the ground floor. There are bi-fold doors leading out from the dining area to the rear courtyard, and a stone tiled floor runs throughout the room. The kitchen itself boasts a tasteful range of fitted wall and base units under solid wooden worktops, and a cleverly designed peninsular provides extra base storage units and further worktop. There is an integrated dishwasher, space for an electric range cooker and fridge freezer as well as plumbing for a washing machine.

Rising to the first floor are two bedrooms and the wet room. The master bedroom sits to the front of the cottage and is a comfortable double in size with a generous collection of fitted storage and hanging rails. A cupboard to one end of this houses the gas central heating boiler. The second bedroom is a single in size with an attractive outlook across the rooftops of Wotton and beyond. The wet room is a very recent upgrade with contemporary tiling throughout, and a shower fitted to one end plus a W.C and wash basin to the other.



The rear courtyard is walled to all sides and benefits a southerly aspect, making it a great area to enjoy the warmer months. Due to the bi-folding doors it acts as a super extension to the living space. The courtyard has been laid to shingle throughout and has a useful timber storage shed to one side.

The property is connected to mains services including gas, electricity, water and drainage. Council tax band B (Stroud District Council). The property is freehold. EPC – 59(D).

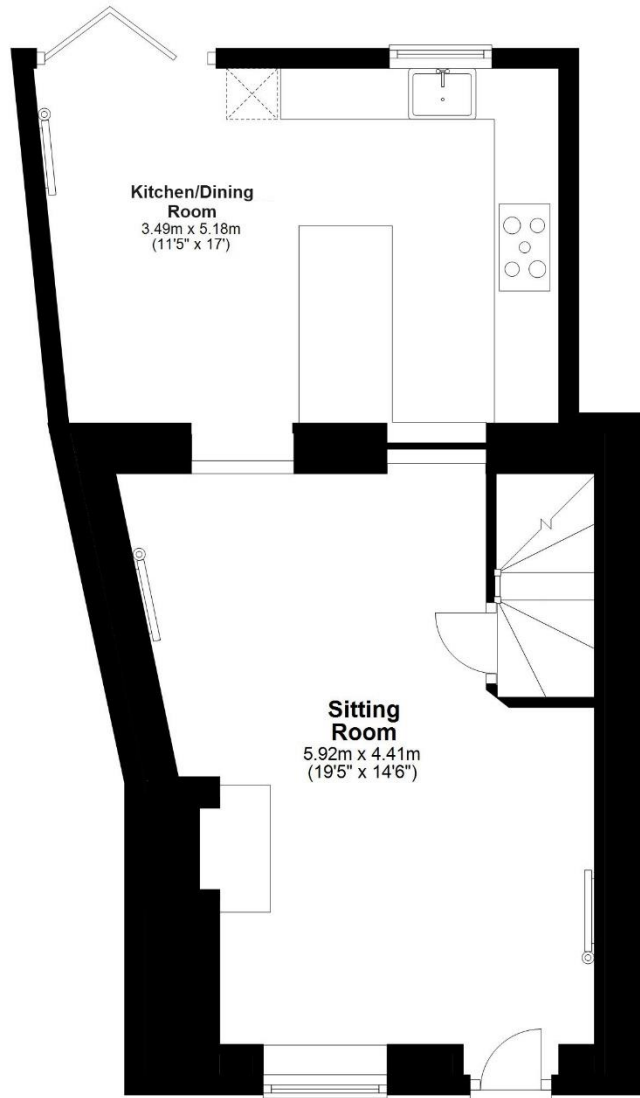
The town of Wotton-under-Edge offers a wide range of amenities, including independent retailers and supermarkets. The town also offers primary schools, the highly regarded Katherine Lady Berkeley secondary school, doctors and dentists' surgeries, an independent cinema, along with leisure facilities. There are numerous walks and cycling opportunities from the doorstep and the Cotswold Way can be enjoyed from here. Wotton-under-Edge is situated close to the M5 motorway (Junction 14) and the A38, which gives easy access throughout the Southwest.

Guide Price £265,000



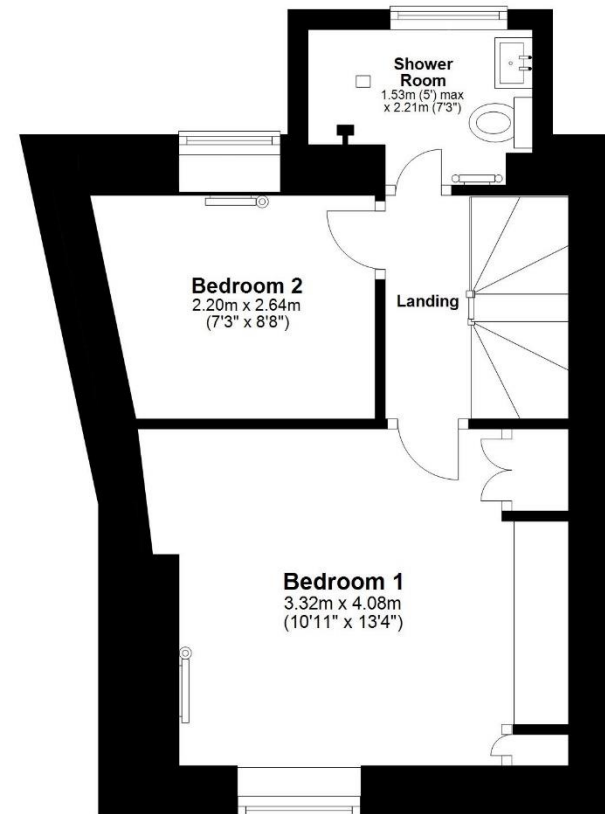
Ground Floor

Approx. 44.4 sq. metres (478.4 sq. feet)



First Floor

Approx. 27.6 sq. metres (296.7 sq. feet)



Total area: approx. 72.0 sq. metres (775.1 sq. feet)