



Discretely situated at the top of a mature cul-de-sac is this much-loved detached family home enjoying far reaching views. The property offers four bedrooms, off-street parking and an extended garage.

Bearlands is a residential street on the southern side of Wotton-under-Edge. The houses on this stretch of the road are understood to have been built by Bovis Homes in 1982, and this particular house has been a much loved and long-term home to the current family since 1994. Its' situation is peaceful in the fact the property sits to the head of the cul-de-sac yet offers the convenience of a short and scenic walk via a connecting walkway to Water Lane and into the town centre. The property boasts well-appointed accommodation set across two floors, reaching approximately 1,160sq.ft.

The front door is found to the side of the property and covered with an attractive storm canopy. The door opens into the entrance hallway which has stairs immediately to the left-hand side, with a handy store cupboard underneath, as well as doors to both reception rooms, the kitchen and a downstairs cloakroom. The sitting room sits at the front of the property and is filled with an abundance of natural light from two large windows. This room reaches the width of the property and has a focal fireplace with a decorative cast iron, gas fire inset. Across the hallway the second reception room is currently used as a study and enjoys patio doors opening into the rear garden. This room is versatile in its' use and would work well as a dining room or playroom too. The kitchen is found at the rear of the property and combined with a single storey extension added in 2011/12, offers a fantastic open-plan sociable space that combines both the kitchen itself and a spacious dining area. The extended part of the room has a fabulous partly glazed, vaulted ceiling and also enjoys a window overlooking the garden and a glazed door to the side onto the patio terrace. The kitchen enjoys a modern range of gloss finished, wall and base units under laminated worktops. There is space for a full-sized range cooker, as well as integrated appliances including a fridge freezer and dishwasher. To one corner of the room is a built-in utility cupboard that has space and plumbing for both the washing machine and tumble dryer.

Rising to the first floor are four bedrooms and a family bathroom. Three of the bedrooms are of double proportions and the fourth is a single. The master bedroom is situated to the rear of the property and enjoys a dual aspect as well as fitted wardrobes. The second bedroom also has fitted wardrobes and this room, along with the fourth bedroom, are both at the front and enjoy an impressive far-reaching view across the countryside beyond the town in one direction, and towards Wotton Hill in the other. The family bathroom comprises a white suite with a shower over the bath, a heated towel rail and an airing cupboard that houses the hot water cylinder.



Externally, there is a generous driveway at the front of the house that offers off-street parking for multiple vehicles. There is also a garage beside the house that has been extended to the rear to now offer both a single garage and a workshop. At the rear is a pleasant, landscaped garden that offers two patio terraces to catch the sun throughout the day, plus a lawn area and vegetable beds that are enclosed by sleepers. There is a large timber shed found to the far end, as well as a second shed at the side of the house; both providing useful garden storage.

We understand the property is connected to all mains services; gas, electricity, water and drainage. Council tax band D (Stroud District Council). The property is freehold.

EPC – D (66).

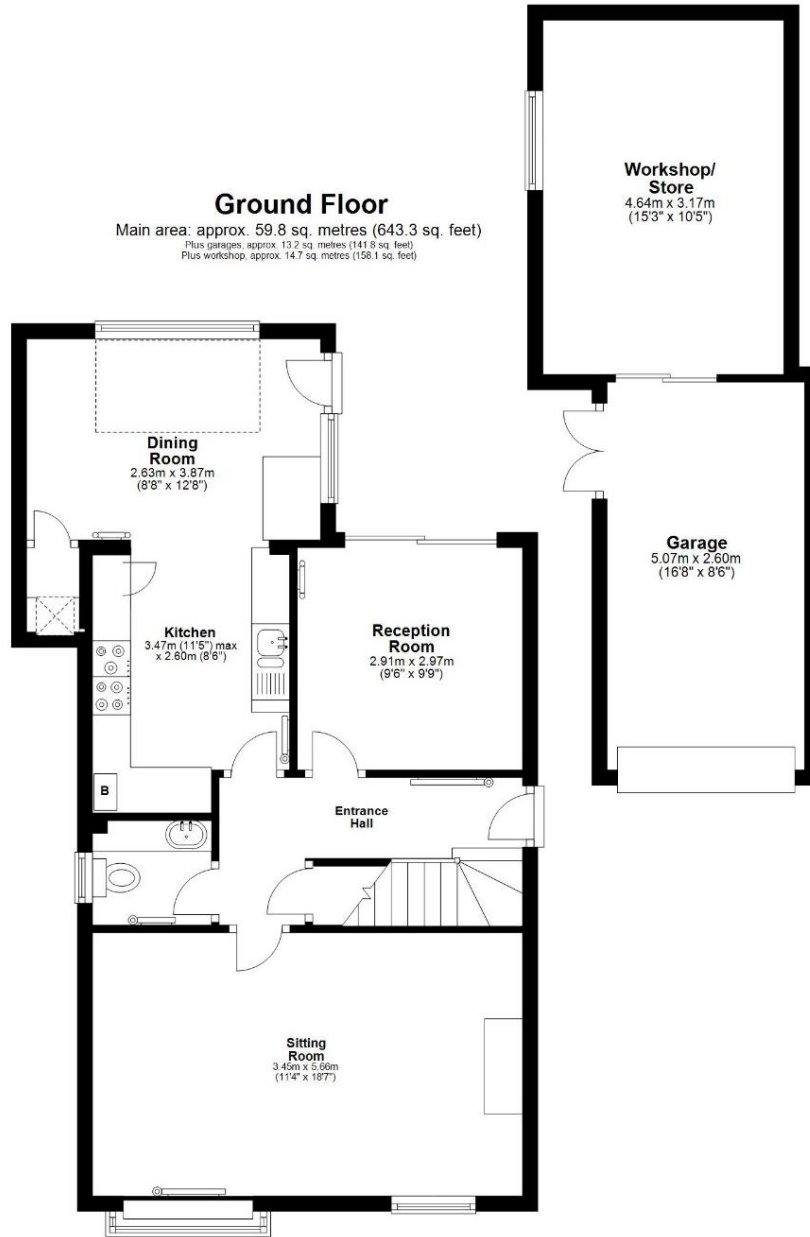
The charming market town of Wotton-under-Edge offers a wide range of amenities, including a vast array of independent shops, cafes and restaurants and two supermarkets. The town also offers two primary schools, the highly regarded Katherine Lady Berkeley secondary school, doctors and dentists' surgeries, an independent cinema, along with leisure facilities. There are numerous walks and cycling opportunities from the doorstep and the 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 £460,000



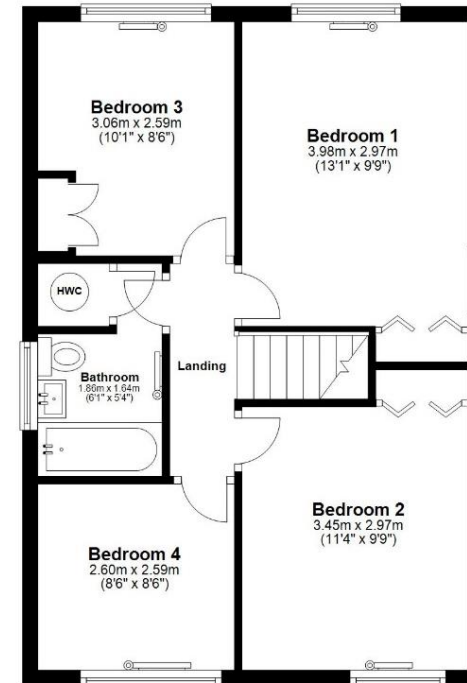
### Ground Floor

Main area: approx. 59.8 sq. metres (643.3 sq. feet)  
Plus garages, approx. 13.2 sq. metres (141.8 sq. feet)  
Plus workshop, approx. 14.7 sq. metres (158.1 sq. feet)



### First Floor

Approx. 48.0 sq. metres (516.8 sq. feet)



Main area: Approx. 107.8 sq. metres (1160.1 sq. feet)  
Plus garages, approx. 13.2 sq. metres (141.8 sq. feet)  
Plus workshop, approx. 14.7 sq. metres (158.1 sq. feet)