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3 Court Meadow, Wotton-under-Edge, Gloucestershire GL12 7JA

Situated in a quiet and mature cul-de-sac sits this beautifully renovated four-bedroom semi-detached property. The house offers flexible living accommodation, an open plan kitchen/dining room, off road parking and an enclosed garden with far reaching elevated views.

Court Meadow is an established residential cul-de-sac of homes understood to have been built in the 1980's. The current vendors of this particular house have lovingly updated all of the rooms to include a new kitchen, bathrooms, flooring and tastefully decorated with a neutral palette throughout.

The house is entered into a welcoming hallway with engineered oak floorboards and stairs rising to the first floor with practical understairs storage. The sitting room is a light filled room thanks to the large picture window overlooking the front of the house. The recently installed wood burner is set on a stone hearth with an oak mantelpiece and makes an attractive focal point to the room. The engineered oak floorboards continue from the hallway into the impressive open plan kitchen/dining room. The kitchen side of the room has an excellent range of neutral wall and base cabinets with Silestone worktop and a Butler sink inset. Integrated appliances comprise a dishwasher, electric double oven and grill, hob with extractor above along with space and plumbing for a washing machine and space for an American style fridge freezer. A contemporary roof window allows further light to fill the room and there is an external door leading to the rear garden. In the dining area of the room there is plentiful space for a dining table and sofas to create a sociable space. Off this room there is an inner lobby leading to two further rooms currently used as a study and a guest room. The guest room was once the former garage and was cleverly converted to provide further living accommodation. A shower room is situated between these two rooms and comprises a shower, wash hand basin, W.C and heated towel radiator.

On the first floor there are two well-proportioned double bedrooms and a third single bedroom, currently used as a dressing room. The contemporary family bathroom has a white suite incorporating a bath with shower attachment, walk in shower, wash hand basin set within a vanity unit, WC and heated towel radiator.

Outside to the front of the house is a driveway providing parking for several vehicles leading to the former garage which now has an automated door opening into a storage area.



The rear garden at the far end backs onto a playing field and is bordered to all sides by fencing. There is a block paved patio to one side and lawn to the other with an established herbaceous border. A timber shed sits to one corner and from the garden there are super elevated views looking towards the Cotswold escarpment.

We understand the property is connected to all mains services; gas, electricity, water and drainage. Council tax band C (Stroud District Council). The property is freehold. EPC – C (74).

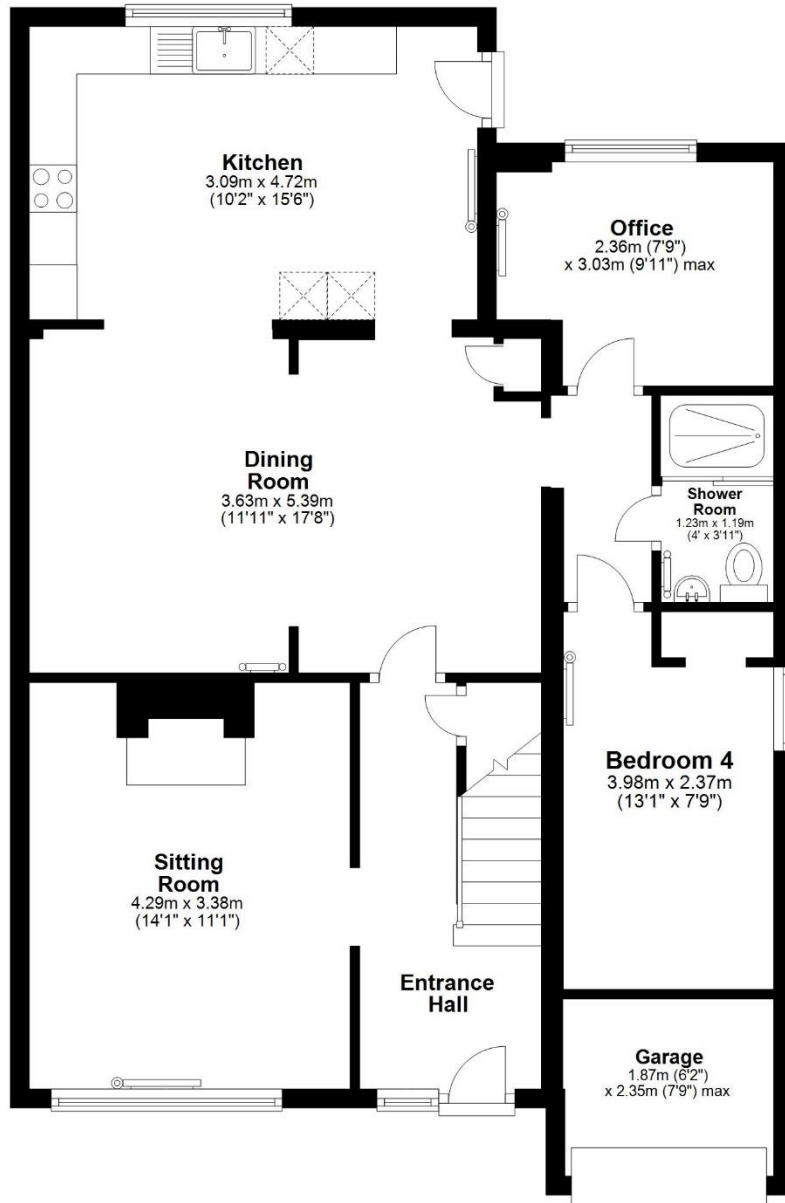
The charming market town of Wotton-under-Edge offers a wide range of amenities, including a vast array of independent shops, cafes and restaurants and two supermarkets. The town also offers two primary schools, the highly regarded Katherine Lady Berkeley secondary school, doctors and dentists' surgeries, 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.

Offers In Excess Of £400,000



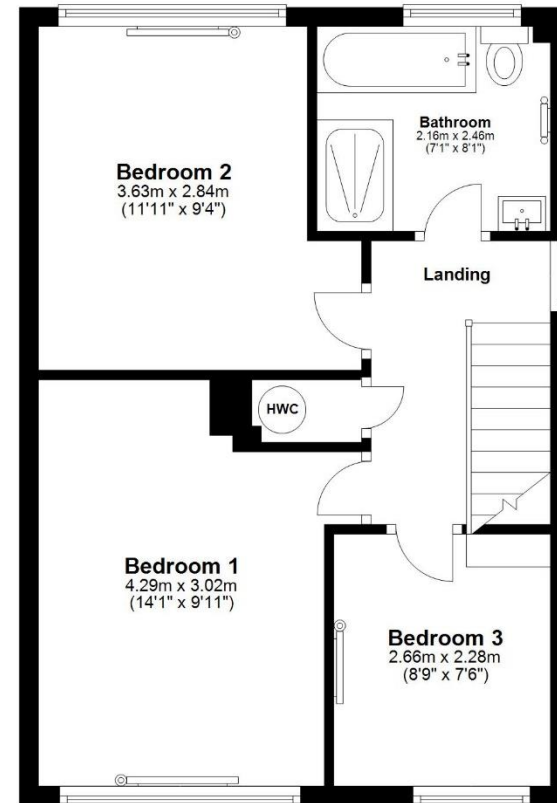
Ground Floor

Main area: approx. 81.1 sq. metres (872.6 sq. feet)
Plus garages, approx. 4.3 sq. metres (45.8 sq. feet)



First Floor

Approx. 36.7 sq. metres (394.8 sq. feet)



Main area: Approx. 117.8 sq. metres (1267.5 sq. feet)
Plus garages, approx. 4.3 sq. metres (45.8 sq. feet)