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43 Knapp Road, Wotton-under-Edge, Gloucestershire, GL12 7HN

A three bedroom, detached, well presented home situated in an elevated position with a pleasant view across the town and surrounding countryside, accompanied by a southerly rear garden, driveway and single garage.

Knapp Road is situated to the eastern side of the town centre within the part of the town locally referred to as Synwell. This property is one of a pair of detached homes built in the 1980's and this particular home borders the local allotments and community field. The property has been home to the current owners since 2021 and offers accommodation set across two floors reaching approximately 1049sq.ft/97.5 sq.m.

Entering through the front door leads into the entrance hallway, which has a handy adjacent cloakroom, with W.C and wash basin, plus stairs rising to the first floor and doors to access the kitchen and living room. The kitchen-diner is situated at the front of the property and is fitted with a particularly generous range of units that provide both great storage and worktop space. Integrated appliances comprise two under counter fridges, a dishwasher, washing machine as well as the expected oven, hob and extractor hood. There is also space in the centre of the room for a dining table. Returning through the hallway, a couple of steps lead down to the principal living room, which is a very light and airy room owing to the southerly aspect and notably high ceilings. French doors from here open into a garden room at the rear, with a recently installed solid roof. This room makes another great reception space, with a fully glazed, vaulted gable end providing superb triple aspect views across the garden and Wotton Hill.

On the first floor there are three bedrooms, and a bathroom accessed from a landing, which also has a linen storage cupboard and loft hatch. The hatch comes with an integral ladder leading to a partially-boarded storage space which houses the combi boiler. Two of the bedrooms are of double proportions and the third a single. The two rear bedrooms have a fantastic far-reaching view across Wotton-under-Edge and the Gloucestershire countryside beyond, whilst the front bedroom looks towards the Cotswold Escarpment. The bathroom completes the accommodation and is fitted with a white suite and built-in units providing useful storage, neutral tiling and a shower over the bath.



The rear garden is predominantly laid to lawn with a fenced border to all sides and a practical tool shed. Wooden decking is attached to the garden room and overlooks Tor Hill, creating a peaceful spot to sit and enjoy the open countryside. There are mature shrubs planted across the rear boundary and access is found to both sides that leads onto the driveway. The front drive will comfortably park three vehicles ahead of a single garage that is detached from the house and has power and light.

We are advised the property is connected to all mains services; gas, electricity, water and drainage. The property benefits from recently installed solar panels and battery storage system. Council tax band D (Stroud District Council). The property is freehold.

EPC – C (77)

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 Katharine Lady Berkeley's 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 South West.

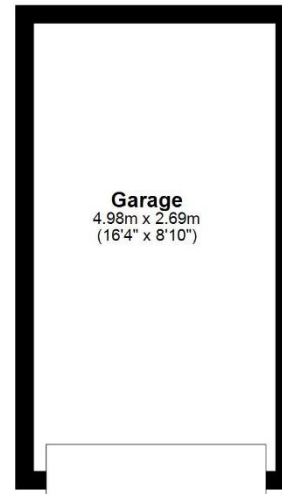


Guide Price £415,000



## Ground Floor

Main area: approx. 54.9 sq. metres (590.5 sq. feet)  
Plus garages, approx. 13.4 sq. metres (144.2 sq. feet)



## First Floor

Approx. 42.6 sq. metres (459.1 sq. feet)



Main area: Approx. 97.5 sq. metres (1049.6 sq. feet)