

hunter  
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Primrose Cottage, 6 Culverhay, Wotton-under-Edge, GL12 7LS



A charming Grade II listed, two-bedroom cottage set in the heart of Wotton-under-Edge, just a very short walk of the town centre and all its amenities. The first time on the market in forty years and offered to the market with no onward chain.

Primrose Cottage is a superb mid-terrace cottage that sits proudly on the desirable address of Culverhay with the doctors' surgery and church of St Mary the Virgin just across the road. The property has been lovingly updated, including a stylish new kitchen and modern bathroom in recent years, and a wealth of period features grace every room including exposed beams, stonework, and fireplaces.

The property is entered into a welcoming reception room currently used as a dining room with an attractive feature fireplace that makes a real focal point to the room as well as a sash window to the front. An enclosed staircase is found in one corner rising to the first floor. From the dining room a door leads into the charming sitting room which also boasts another feature fireplace. The kitchen sits at the rear of the property and enjoys a lovely outlook across the garden from both a window and a part-glazed door that leads out to the garden. The kitchen is fitted with an excellent range of wall and base units, finished with granite worktops and upstands. Integrated appliances comprise an electric oven, microwave and induction hob with extractor above. There is space for a fridge/freezer and space and plumbing for a washing machine.

On the first floor there is a lovely central open landing area providing access to both bedrooms and the bathroom. The master bedroom with a built-in wardrobe has a window overlooking the front of the property, via another sash window, and also boasts a vaulted ceiling. The second bedroom is a small double room with a built-in cupboard and enjoys views across the garden and Cotswold escarpment beyond. The contemporary bathroom has a white suite comprising a panelled bath with shower over, a vanity unit with an inset wash hand basin and a W.C.

Outside there is an enclosed low maintenance rear garden with a Cotswold stone wall across the rear. A footpath runs the length of the garden leading to a shed at the far end. There is a terrace area making the perfect place to sit in the warmer months and a series of low maintenance beds run along one side of the garden.





The property is connected to mains services including gas, electricity, water and drainage. Council tax band C (Stroud District Council). The property is freehold.

EPC – Exempt (Grade II Listed).

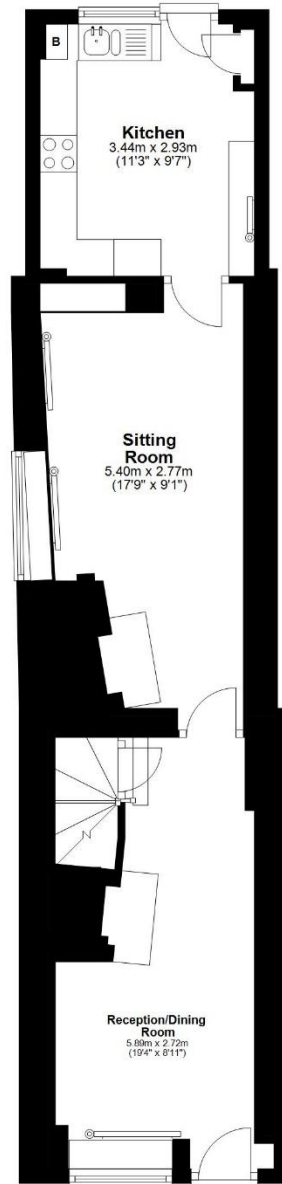
The town of Wotton-under-Edge offers a wide range of amenities, including independent retailers and supermarkets. The town also offers primary schools, the highly regarded Katharine Lady Berkeley secondary school, doctors and dentists' surgeries, an independent cinema, along with leisure facilities. 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.

## Offers in Excess of £300,000



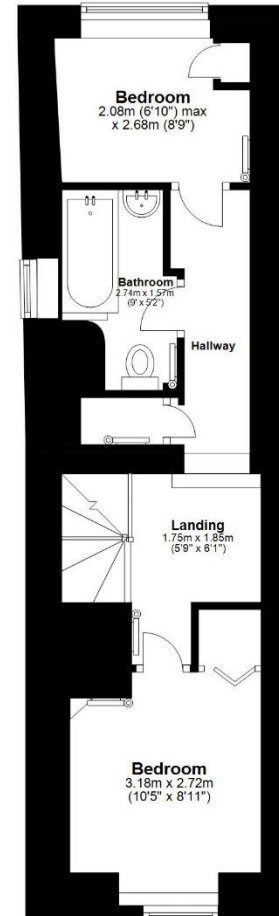
## Ground Floor

Approx. 42.9 sq. metres (462.0 sq. feet)



## First Floor

Approx. 30.5 sq. metres (328.8 sq. feet)



Total area: approx. 73.5 sq. metres (790.8 sq. feet)

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