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Lothlorien, 20 Bradley Street, Wotton-under-Edge, GL12 7AR



Conveniently positioned just a short stroll from the town centre, this attractive double fronted property offers generous accommodation set across three floors, plus a cellar and there is the added benefit of a brand new roof and chimney replaced just this year. The house is accompanied by a charming cottage garden. Offered to the market with no onward chain.

Lothlorien is a handsome, brick built, double fronted property that is believed to date back to the late 1800's. The property is just a short walk of Long Street and the abundance of charming independent shops, cafes and eateries that Wotton-under-Edge had to offer, as well as being directly on the renowned Cotswold Way, which passes directly along Bradley Street. The accommodation reaches approximately 1897sq.ft and is set across three floors, including the cellar. The roof has just recently been replaced.

Entering through the front door opens into the attractive central entrance hallway, which has the original encaustic tiles on show making a beautiful feature along with the staircase that rises to the first floor. There are two reception rooms on either side of the hallway, both commanding the grandeur to be expected of its age with high ceilings and exposed stripped floorboards. These rooms have the benefit of large sash windows complete with wooden shutters to the front and both rooms have tall decorative skirting and picture rails. At the rear of the property is a kitchen that has been upgraded in recent years that comprises a fitted range of cream Shaker style units and a wooden effect worktop throughout. There is an integrated electric oven, gas hob and extractor hood and the room has a sympathetic flagstone floor laid. To one side is space for a breakfast table and chairs. Beyond the kitchen is a utility area with plumbing and space for a washing machine and tumble dryer, and a rear lobby beside this which provides access to the garden. Across the hallway is a downstairs shower room and a pantry offering generous storage space that complete the ground floor accommodation. There is also a door under the stairs that open onto stone steps into the cellar, which has power and lighting.

On the first floor there are three of the four double bedrooms. One of which has a cupboard housing the central heating hot water cylinder. There is a recently installed bathroom with a bath, separate shower and wash basin that services these rooms, along with a separate W.C.

Rising to the second floor there is a spacious master bedroom nestled within this space. To one end is a generous en-suite shower room and there is a walk-in wardrobe beside this with a hanging rail. A window in one gable end of the room provides the most impressive view across Wotton's rooftops and onto the Cotswold escarpment that encompasses the town. There are a number of eaves cupboards within this room that access the loft space, which offer even accessible storage.





Externally there is a charming, walled cottage garden to the rear of the property that has a flagstone patio and planted beds. The space enjoys a southerly aspect so is a great space for enjoying throughout the changing seasons.

We are advised that the property is connected to all mains services; gas, electricity, water and drainage. Council tax band E (Stroud District Council). The property is freehold. EPC – E (47).

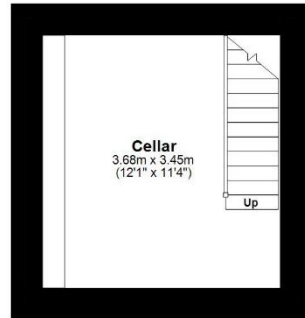
The town of Wotton-under-Edge offers a wide range of amenities, including independent retailers and supermarkets. The town also offers primary schools, the highly regarded Katharine Lady Berkeley secondary school, doctors and dentists' surgeries, an independent cinema, along with leisure facilities. 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 £450,000



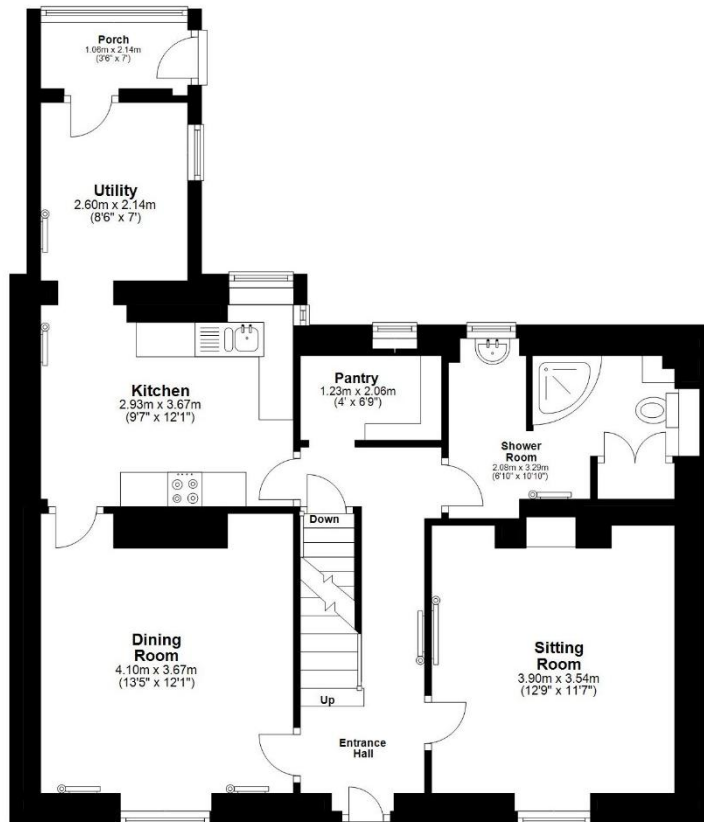
### Cellar

Approx. 12.7 sq. metres (136.5 sq. feet)



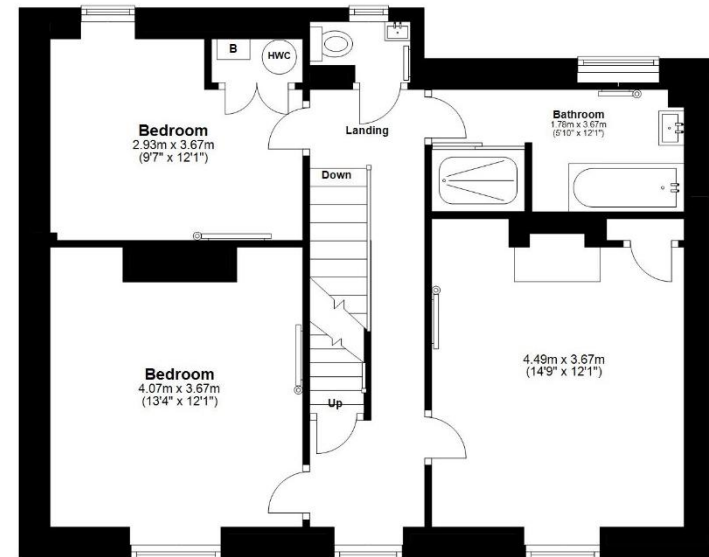
### Ground Floor

Approx. 71.4 sq. metres (768.2 sq. feet)



### First Floor

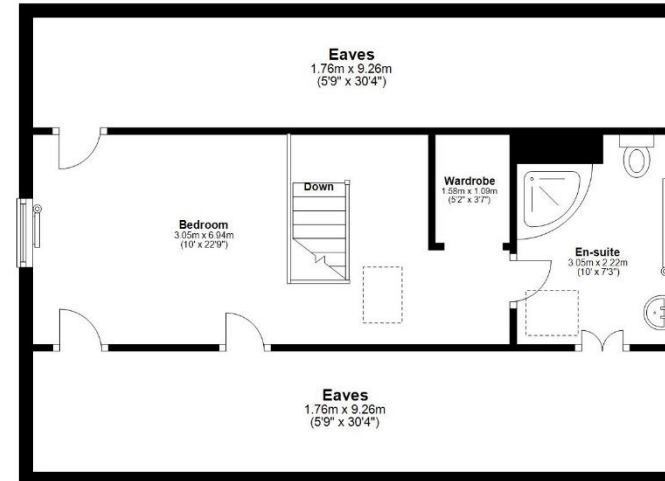
Approx. 64.0 sq. metres (688.7 sq. feet)



### Second Floor

Main area: approx. 28.2 sq. metres (303.8 sq. feet)

Plus eaves, approx. 32.6 sq. metres (350.8 sq. feet)



Main area: Approx. 176.3 sq. metres (1897.3 sq. feet)

Plus eaves, approx. 32.6 sq. metres (350.8 sq. feet)