

hunter
french



7 Westridge Road, Wotton-under-Edge, Gloucestershire, GL12 7DZ

A superb four-bedroom detached home set in an elevated location with an outstanding far-reaching outlook for miles across the Gloucestershire countryside, from the Cotswold escarpment across to the Severn Estuary.

This detached property is perched on the side of Wotton Hill, nestled into a private cul-de-sac and enjoys breathtaking far-reaching southerly views. The current owners have been at the property since 2007, and the time has come to let a new family call it home. The accommodation is set across two floors and comprises sociable living rooms along with four double bedrooms.

Entering via the front door leads into a spacious hallway with stairs rising to the first floor and a further inner lobby found beyond. All the living space is situated to the right-hand side of the hallway, whilst the bedrooms are set across both floors; two on the ground and two on the first. The principal reception room is a beautifully light filled room with a dual aspect that incorporates patio doors to the garden at the side, and a box bay window that can be walked into and fully showcases the outstanding views. The room is a very generous size allowing for multiple sofas and accompanying furniture, and there is an open archway that flows into the kitchen at the rear. The kitchen is fitted with a well-maintained range of oak fronted wall and base units as well as a central island unit with space for bar stools. There is also an Aga taking centre-stage at one end of the room. Integrated appliances also include a double electric oven and induction hob, plus a dishwasher. There is space for an American style fridge freezer too. The kitchen naturally leads into the dining room which was a later addition to the original footprint of the property and built with the view in mind, with full glazing across one side and doors opening onto a patio terrace. Beside the kitchen is a handy utility room with further fitted units and space and plumbing for a washing machine and tumble dryer.

Across the hallway is the main bedroom, also enjoying the view with another box bay window, the principal bathroom, a separate shower room and the fourth bedroom, which would also make a great study, if needed. Both bathrooms are finished in tasteful and sympathetic tiling with white sanitaryware and vanity storage units.

Rising to the first floor are two further double bedrooms. The larger of the two enjoys a dual aspect and both have fitted wardrobes and eaves storage.



Externally the property has a generous gravel driveway that will comfortably park multiple vehicles, plus a garage and shed that are both timber built and have power and lighting. Steps rise from the driveway to the house and gardens where there is a level garden laid to lawn and a patio terrace – all set to make the most of the views, and given the due south orientation, is a great space to extend the living space during the warmer months.

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 – D(61).

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 Southwest.



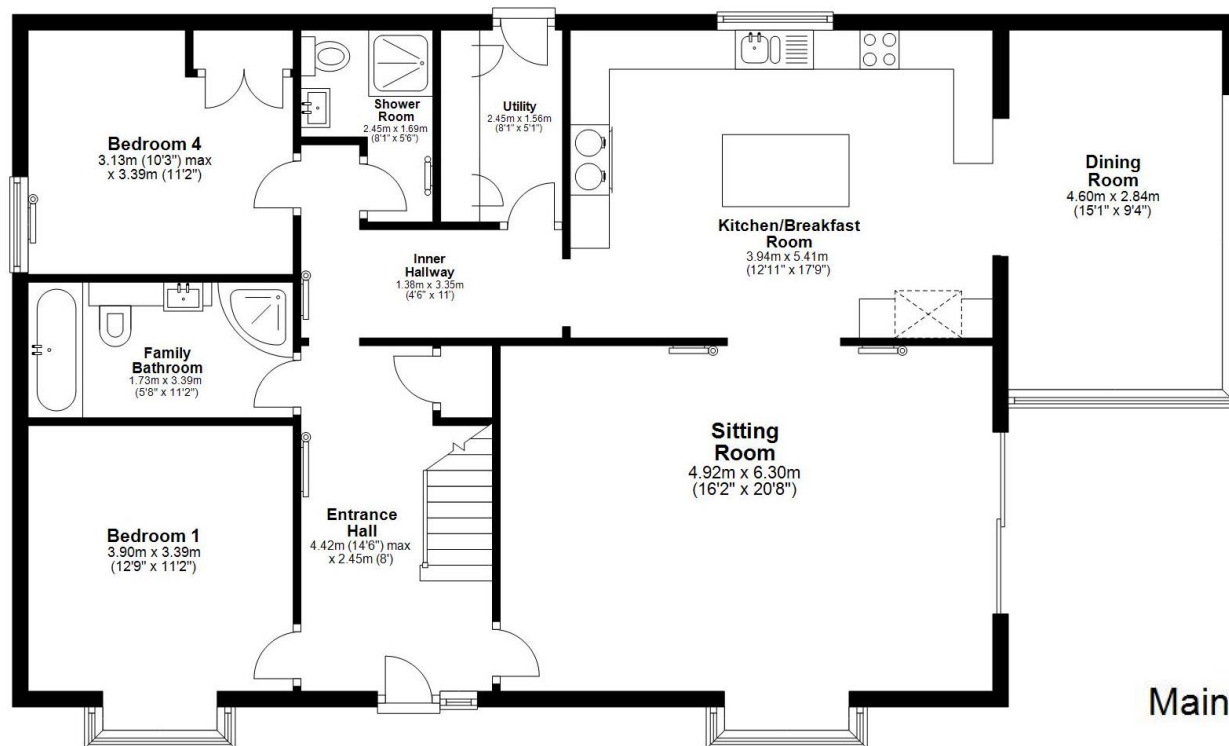
Guide Price £700,000



Ground Floor

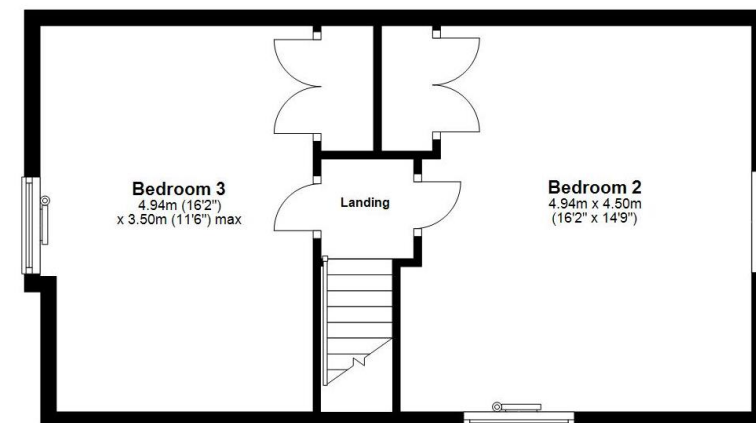
Main area: approx. 119.4 sq. metres (1285.5 sq. feet)

Plus garages, approx. 19.6 sq. metres (211.1 sq. feet)
Plus outbuildings, approx. 6.9 sq. metres (73.8 sq. feet)



First Floor

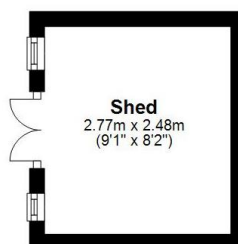
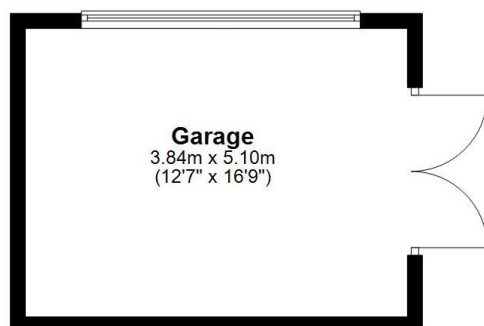
Approx. 44.6 sq. metres (480.3 sq. feet)



Main area: Approx. 164.1 sq. metres (1765.8 sq. feet)

Plus garages, approx. 19.6 sq. metres (211.1 sq. feet)

Plus outbuildings, approx. 6.9 sq. metres (73.8 sq. feet)



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