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2 Britannia Mews, Wotton-under-Edge, Gloucestershire, GL12 7EJ

A tastefully presented four-bedroom link-detached house situated in a peaceful cul-de-sac in the heart of Wotton-Under-Edge and within walking distance of the town centre and all its excellent amenities. Offered to the market with no onward chain.

Britannia Mews is an attractive development of modern properties built by Crest Nicholson in 2015. This particular property was the former show home and is finished to a very high standard throughout with accommodation extending to just over 1,185sq.ft.

The front door is covered by a storm porch, which then leads into the entrance hallway. This sits centrally within the ground floor and provides doors to the sitting room, kitchen/dining room as well as a storage cupboard and handy downstairs cloakroom, ahead of the attractive turned staircase rising to the first floor. Running the length of one side of the property is the light filled kitchen and dining room owing to the room's double aspect. With tiled flooring the kitchen has a contemporary range of fitted wall and base units with a peninsular unit ensuring the kitchen has plenty of storage and work top space. Integrated appliances include a dishwasher, electric oven and a gas hob with extractor hood above. Beside the kitchen is a useful utility room with further fitted units and a sink, along with space and plumbing for a washing machine. A half glazed external doorway opens onto a side pathway out to the rear garden. The generously proportioned sitting room sits to the other side of the hallway with bi-folding doors opening onto the garden.

Arriving at the first floor is a galleried landing that provides access to all four bedrooms and the principal bathroom. The master bedroom sits to the rear of the property and is accompanied by built-in wardrobes a stylish en-suite shower room. There are two further double bedrooms and the smallest of the four is a single room, which is currently used as study. The bathroom comprises a white suite with a bath and overhead shower, along with a wash hand basin, W.C and heated towel radiator. On the landing there is an airing cupboard where the hot water cylinder is situated.

Externally the property has a low maintenance front garden bordered by a low-level stone wall. A paved path leads to the front door and continues to the pedestrian gate opening into the enclosed rear garden. Beside the property is a block paved driveway providing off-street parking for one vehicle ahead of a single garage. The garage, once the office to the show home is finished to a very high specification with power and light, plastered walls and fully boarded eaves storage. There is also a personnel door situated at the rear of the garage.



The garden is a very pleasant space with walls to two sides creating a great degree of privacy. The garden is predominantly laid to lawn with a patio off the sitting room. There are numerous specimen trees and espaliered fruit trees along one wall. To one corner there is a further terrace with a pergola making the ideal spot to sit and admire the garden in the warmer months.

We understand the property is connected to all mains services: gas, electric, water and drainage. The property is freehold. Council tax band E (Stroud District Council).

The properties in Britannia Mews are subject to an annual maintenance charge for the upkeep of the communal areas.

EPC – C (77).

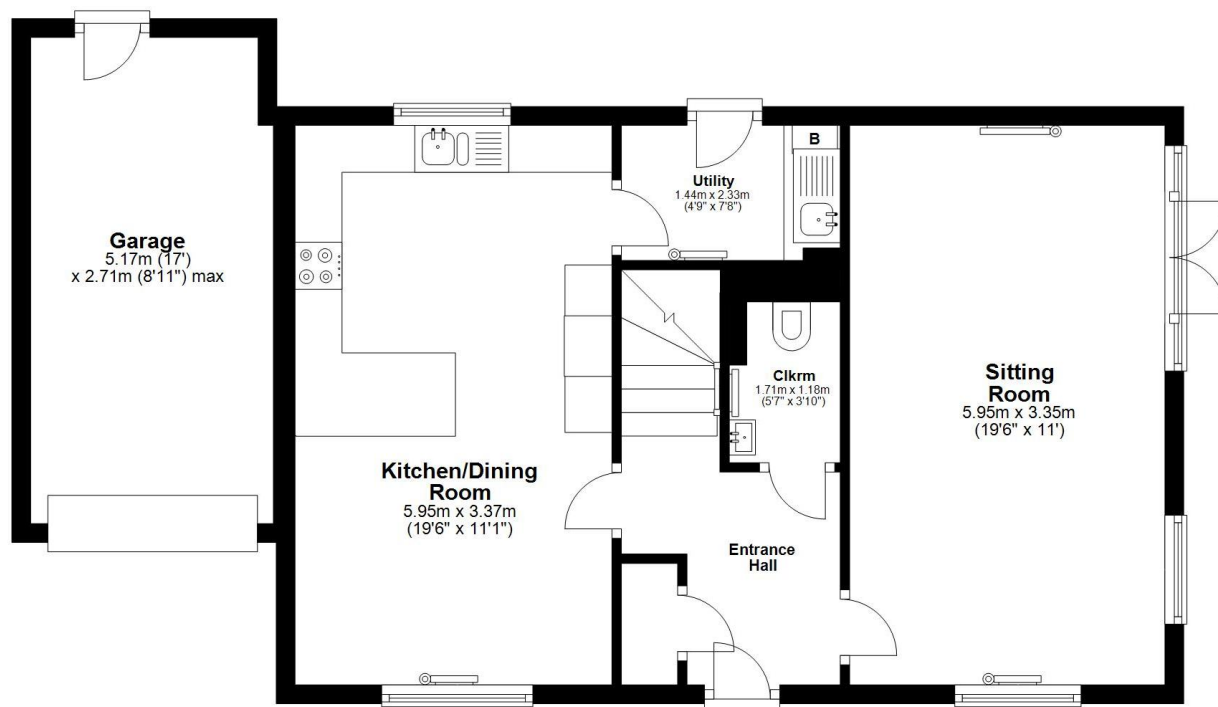
The town of Wotton-Under-Edge offers a wide range of amenities, including independent retailers and supermarkets. The town also offers primary schools, the highly regarded Katharine Lady Berkeley’s secondary school, doctors and dentists’ surgeries, an independent cinema, along with leisure facilities.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

Guide Price £475,000



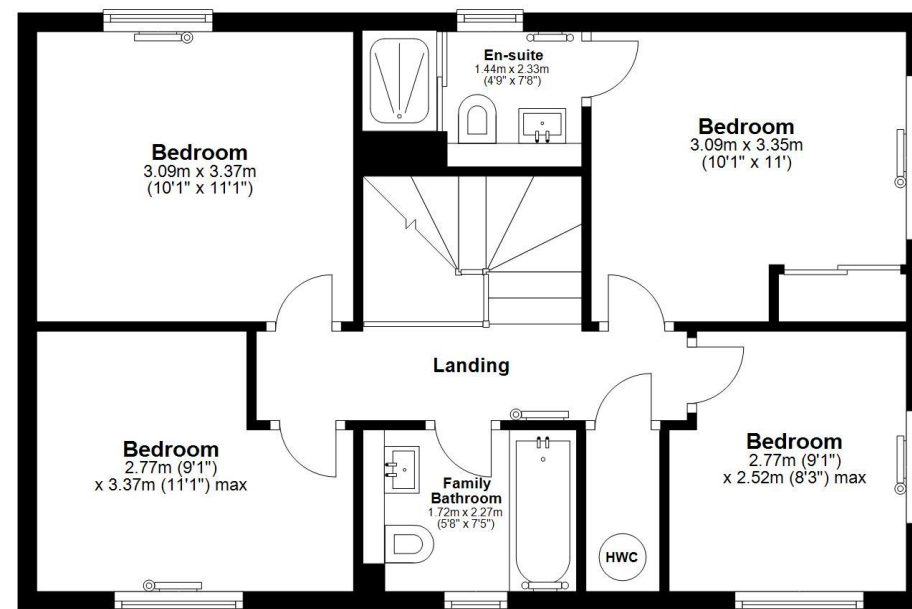
Ground Floor

Main area: approx. 55.1 sq. metres (592.8 sq. feet)
Plus garages, approx. 13.8 sq. metres (148.0 sq. feet)



First Floor

Approx. 55.1 sq. metres (592.8 sq. feet)



Main area: Approx. 110.2 sq. metres (1185.7 sq. feet)

Plus garages, approx. 13.8 sq. metres (148.0 sq. feet)