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6 Merlin Haven, Wotton-under-Edge, Gloucestershire, GL12 7BA



A superb 1930's four-bedroom semi-detached property in a peaceful and sought after location with elevated far-reaching views. All within a short stroll of the town centre.

Merlin Haven is considered one of Wotton-under-Edge's most desirable addresses and has a charming collection of individual property located on the brow of the hill with southerly views across the adjoining Gloucestershire countryside. This particular property has been a much-loved family home for the past 8 years and now offers a new family the opportunity to call it theirs. Under previous ownerships the house has been extended to both the side and rear, now offering accommodation reaching approximately 1418sq.ft.

The property is entered into a welcoming entrance hall with a staircase incorporating understairs storage along with exposed original floorboards that run throughout this space and into the adjoining sitting room. The sitting room sits to the front of the property and is filled with natural light from the bay window. A brick surround fireplace with shelved alcoves either side makes a real focal point to the room. The dining/family room is to the end of the hallway and is a great space for entertaining with French doors opening onto the terrace in the rear garden and is semi-open plan to the kitchen. The modern kitchen has two windows overlooking the rear garden and is fitted with a good range of wall and base cabinets along with a double stainless-steel sink and drainer unit. There is space for a freestanding cooker and a fridge freezer. A door from here opens into the practical utility room with space and plumbing for a washing machine and tumble dryer. A further door opens into the useful downstairs WC, and an external door from the utility room leads out to the garden. Completing the ground floor accommodation is a second reception room that was converted from the former integral garage under a previous ownership. This room could lend itself to a variety of uses including a fifth bedroom, home office or just a handy space to use as a boot room and for general home storage and organisation.

Upstairs there are four bedrooms all accessed from the landing. The master bedroom is a beautifully proportioned room with outstanding views at the front of the property. All four bedrooms feature exposed floorboards, along with the landing. Bedroom two is another generous double and the two final rooms are well-appointed single rooms. A family bathroom and a separate shower room complete the accommodation on the first floor.



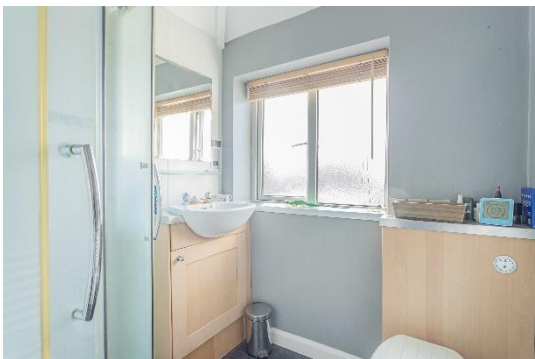




Externally, there is a driveway at the front of the house providing off road parking for several vehicles. Beside this is a lawn area surrounded with planted borders and a retaining wall. To the rear is a patio terrace that runs along the rear of the property plus a level lawn and further planted borders.

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

EPC – C(72).



The charming market town of Wotton-under-Edge offers a wide range of amenities, including a vast array of independent shops, cafes and restaurants and two supermarkets. The town also offers two 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 renowned Cotswold Way weaves its way through the town. Wotton-under-Edge is situated close to the M5 motorway (Junction 14) and the A38, which gives easy access throughout the south-west.



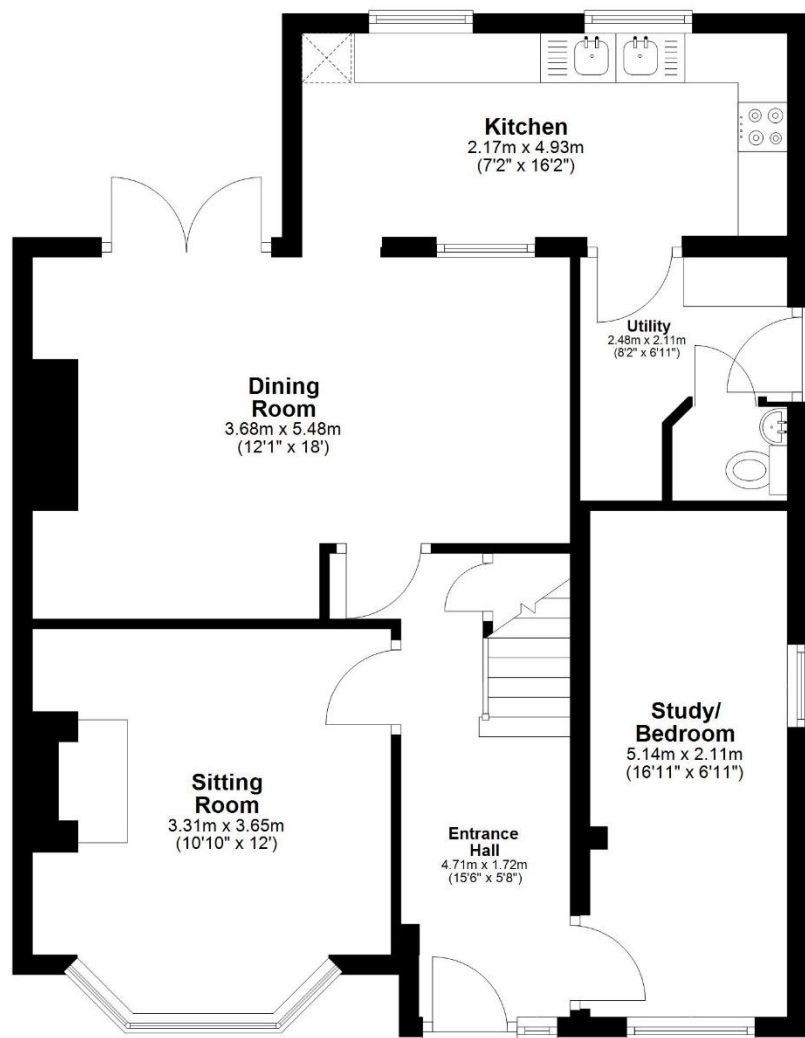
## Guide Price £485,000





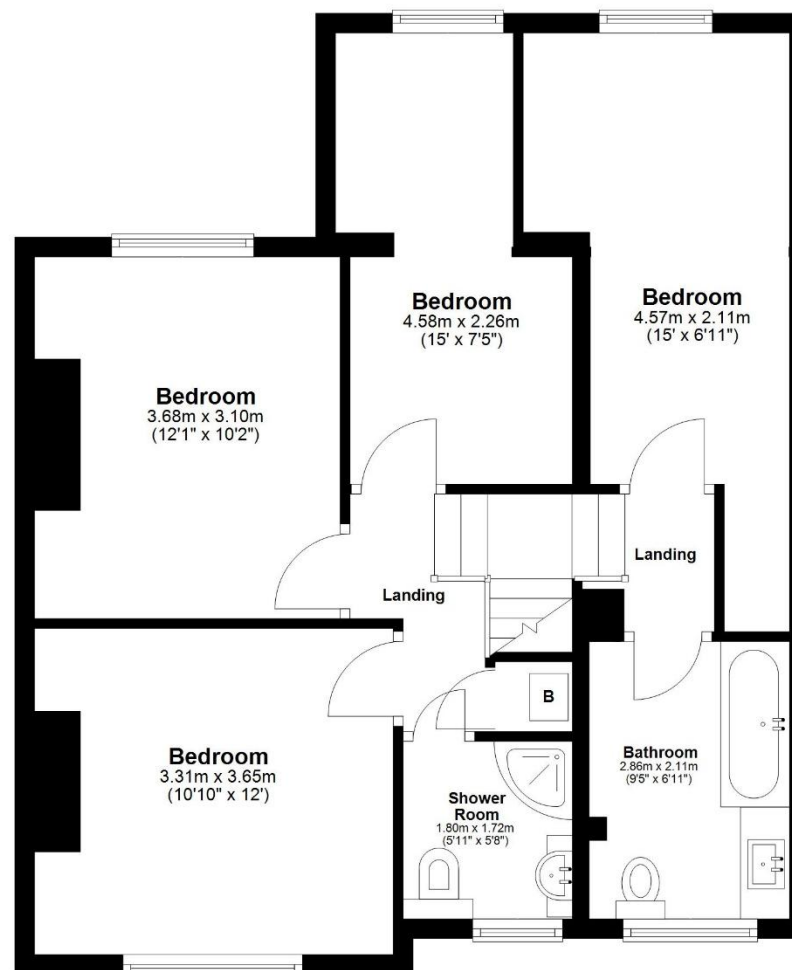
## Ground Floor

Approx. 68.4 sq. metres (736.1 sq. feet)



## First Floor

Approx. 63.4 sq. metres (682.6 sq. feet)



Total area: approx. 131.8 sq. metres (1418.8 sq. feet)