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63 Bearlands, Wotton-under-Edge, Gloucestershire, GL12 7SB



A beautifully appointed, detached family home accompanied by a generous garden and off-street parking.

Bearlands is a maturing residential address on the eastern side of Wotton-under-Edge and within walking distance of the town centre as well as on the doorstep of some beautiful countryside walks. The properties were understood to have been built in the late 1970's and this particular property has been home to the current owners since 2002. The practical accommodation is well-presented throughout and set across two floors, reaching approximately 966q.ft.

A fully glazed porch with a sliding door commences the accommodation, providing a great space to take off shoes and step in from the outdoors. From here, the wooden front door and entrance hallway leads to the stairs to the first floor and access to the remainder of the ground floor. To the left side of the hallway the flow takes you into the sitting room. A pleasant bay window creates a nice feature at the front of the room, along with the focal fireplace that has a gas fire inset plus a timber surround and stone hearth. Beyond the sitting room is the open-plan kitchen and dining room, which has a stone tiled floor running throughout and bi-folding doors that open out onto the covered decked terrace at the rear. This allows the space to be easily enlarged during the warmer months. The kitchen itself has a fitted range of wall and base units and wooden effect worktops. There is an integrated double electric oven and electric hob, plus space for a fridge freezer and plumbing for a washing machine. Next to the pantry cupboard there is a second half glazed door that opens onto the side of the house which provides access to the external utility room. Completing the ground floor is a further room that was converted from the original integral garage. This room offers super versatility and could easily be used as a fourth bedroom, as the current owners do, but also a study, playroom or snug.

Rising to the first floor, the three bedrooms, family bathroom and a useful store cupboard lead off from the landing. Two of the bedrooms are double in size; one of which has fitted wardrobes, and the third a single room, which is currently used as an office. The bathroom comprises a traditional white suite with a heated towel rail and tiling to the wet areas.

Externally the property is situated in a very uniquely larger than average garden that enjoys a super level of privacy. Directly across the rear of the house is the covered pergola. This combined decking and patio terrace extends well into the garden and is a great area for summer entertaining. It is bordered by shingle laid beds and mature shrubs. A lawn runs from the end of the patio and continues into a slightly raised area of the garden and flows back along the side of the house. There are two timber-built sheds and external access is found on both sides of the property.





At the front is another lawned garden with a driveway that offers parking for multiple vehicles.

We understand the property is connected to mains services of electricity, water and drainage. The property also has gas provision, gas fire and gas heated radiator in the downstairs bedroom. Council tax band D (Stroud District Council). The property is freehold.

EPC – F(23).

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 Katherine 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.

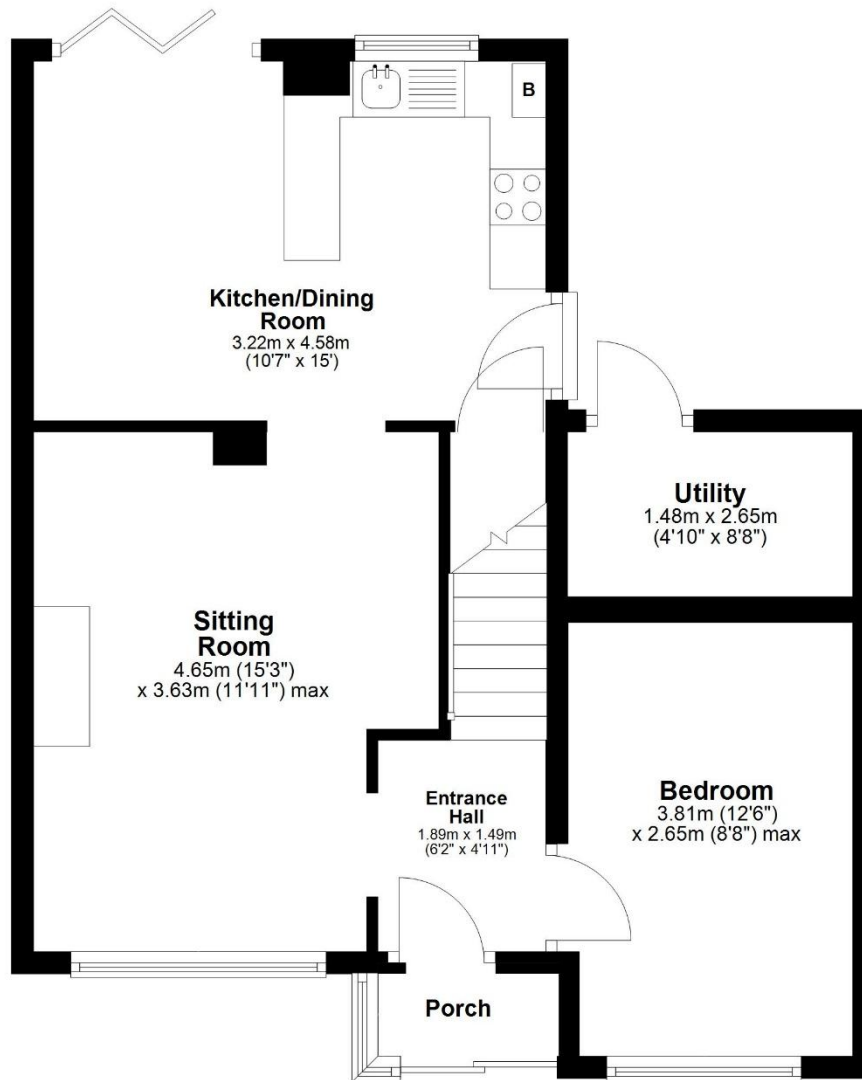
## Guide Price £430,000





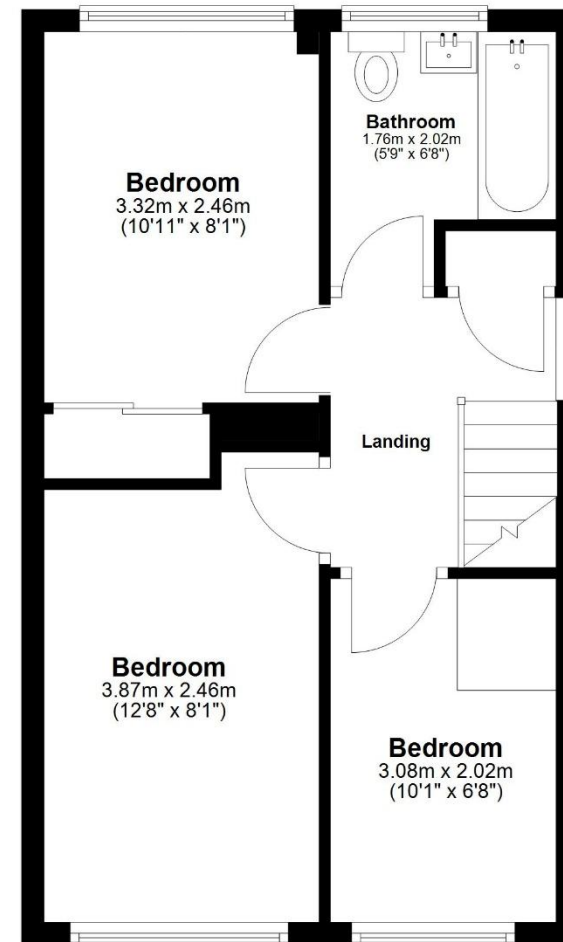
## Ground Floor

Approx. 53.3 sq. metres (573.4 sq. feet)



## First Floor

Approx. 36.5 sq. metres (393.1 sq. feet)



Total area: approx. 89.8 sq. metres (966.4 sq. feet)