



8 Tabernacle Road, Wotton-under-Edge, Gloucestershire, GL12 7EF

An exciting opportunity to be the next owners of this superb three-bedroom, semi-detached property. Now in need of modernisation the house offers huge potential with the added benefit of being accompanied by extensive gardens and breathtaking views. On the market for the first time in over 60 years and with no onward chain.

Tabernacle Road is a highly sought-after road in Wotton-under-Edge, set in an elevated position with outstanding countryside views across the Cotswold escarpment and the town. The property offers the new owners the potential to modernise throughout, and subject to the relevant permissions, could be enlarged.

The property is entered into a welcoming entrance hallway with stairs immediately ahead rising to the first floor. The impressive sitting room leading into the dining room runs the length of one side of the house and is filled with natural light from the window to the front and the patio doors which look out over the beautiful garden and stunning scenery beyond. The electric fireplace with stone surround makes a real focal point to the sitting room area. The kitchen sits adjacent to the dining room and has a window with views out to the garden and beyond. This is a very practical space with a good range of base and wall cabinets and a built-in shelved pantry. Integrated appliances comprise a double oven, gas hob with extractor above and an undercounter fridge and freezer. Adjacent to the kitchen is a recently modernised downstairs W.C and lobby area ahead of a door leading out to the side of the property.

Upstairs is an open landing space with doors leading to the three bedrooms and bathroom. The master bedroom sits to the front of the house and has a built-in wardrobe. Bedroom two enjoys the views to the rear and also benefits from a built-in wardrobe and to one corner of the room there is a wash hand basin. The single room has a built-in shelved cupboard providing further useful storage. The bathroom has a modern white suite comprising a bath with shower over, wash basin and W.C. The room is finished in neutral tiling throughout.

Externally, the property is approached through double wrought iron gates onto a driveway with parking for one vehicle ahead of a single detached garage. The garage has an automated garage door, power, light and a pedestrian door at the far end. The front garden is bordered by a low wall and is laid to lawn with herbaceous borders and several steps from the driveway leading to the front door.



The extensive rear garden is set across several tiers commencing with a patio terrace off the dining room providing the perfect spot for entertaining in the warmer months, especially with the idyllic backdrop. The rest of the garden is predominantly laid to lawn with a staggered path running the length along with specimen trees and herbaceous borders. There is a useful store room and access to the side of the house linking the back and front gardens.

We are informed 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 – D(67).

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.

**Guide Price £435,000**



## Ground Floor

Main area: approx. 45.4 sq. metres (489.0 sq. feet)

Plus garages, approx. 15.1 sq. metres (163.0 sq. feet)

Plus outbuildings, approx. 4.5 sq. metres (48.3 sq. feet)



## First Floor

Approx. 42.1 sq. metres (453.1 sq. feet)



Main area: Approx. 87.5 sq. metres (942.1 sq. feet)

Plus garages, approx. 15.1 sq. metres (163.0 sq. feet)

Plus outbuildings, approx. 4.5 sq. metres (48.3 sq. feet)