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The Old Surgery, 1 Culverhay, Wotton-Under-Edge, Gloucestershire, GL12 7LS



The Old Surgery occupies a prime and convenient position just a short stroll from the town centre. This spacious home with a double pitched roof and located on the Cotswold Way offers great versatility and has a charming rear garden. The property is offered to the market with no onward chain.

The house was formerly the Culverhay Surgery, (which is now opposite) and has been owned by the doctor's family for over 70 years. It has been turned into a well-proportioned home of approximately 1793sq.ft. The accommodation benefits from a great level of charm with character features including a fireplace, tall sash-style and double glazed windows, exposed beams and a cellar.

The front door opens into the entrance lobby with a quarry stone tiled floor and space for coat and shoe storage ahead of the hallway providing access to most of the ground floor rooms. The first reception room reached sits at the front of the property and benefits from built in storage and is filled with natural light from the window at the front elevation. This room is currently used as a study but would work equally well as a ground floor bedroom, especially as there is a shower room and a W.C nearby. Continuing along the hallway is a door opening onto stone steps descending to the cellar which has power and light and provides practical space for storage. The principal reception room is reached next and is a very impressive room with a dual aspect. The attractive fireplace with a marble surround has a gas fire inset and makes a real focal point to the room. The space offered here could naturally be zoned into two areas or used as a larger sitting room. A connecting door leads into an inner lobby that reaches the final reception room and the kitchen. The kitchen is a light-filled space owing to a large skylight window plus a half glazed back door and adjacent window. The room is fitted with an excellent range of wall and base units that provide a great level of storage along with a built-in pantry too. Integrated appliances comprise a double oven, microwave and a gas hob. There is also space for a fridge freezer, wine cooler and tumble dryer, plus plumbing for a washing machine and dishwasher. The final reception room is at the rear of the property with a glazed door opening onto the garden and would work very well as a snug or formal dining room. Completing the ground floor accommodation is the shower room, which also has a wash basin and W.C.

The first floor is accessed from the staircase in the principal reception room and reaches a partially galleried landing where there is also a useful storage cupboard. There are two very well-proportioned bedrooms on the first floor, both of which are accompanied by fitted wardrobes. The rear bedroom has the useful benefit of an en-suite shower room, whilst the front bedroom is a particularly generous room with a dual aspect that looks towards St Mary's church. The principal bathroom completes the accommodation on this floor and comprises a white suite with a bath and shower over, a wash basin, W.C and heated towel rail.







Externally the property is accompanied by an inviting low maintenance enclosed rear garden that has been thoughtfully landscaped. There is a paved patio terrace perfect for outdoor entertaining during the warmer months, ahead of a series of steps set between a retaining wall that rise to the main garden. This area has predominantly been laid to artificial turf with a slate shale pathway meandering to the far end. Mature herbaceous borders and specimen trees have been planted whilst a brick wall at the far end provides an attractive backdrop to this idyllic space.

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

EPC – D(58).

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 (Junction 14), the M4 (Junction 18) and the A38, which gives easy access throughout the Southwest.



## Offers in Excess of £430,000





Total area: approx. 166.6 sq. metres (1793.7 sq. feet)

