

hunter
french



23 Hill Road, Wotton-Under-Edge, Gloucestershire, GL12 7LW

A fantastic three-bedroom link detached home with huge potential to modernise and further extend (subject to the relevant permissions) and accompanied by an outstanding mature south facing landscaped garden. Offered to the market with no onward chain.

Hill Road is a popular residential street on the southern side of Wotton-under-Edge and this particular property has been a much loved and long-term family home since the 1970's. Its great location offers the convenience of a short walk into the town centre. The property boasts well-appointed accommodation set across two floors, reaching approximately 952 sq.ft.

Entering through the front door into a porch, there is ample space to hang coats. Ahead of the entrance hall, stairs rise to the first floor. A door from here opens into the welcoming double aspect open plan sitting/dining room. A floor to ceiling window at the front of the property and patio doors at the rear fill the space with natural light. A gas fire set on a stone hearth makes a central focal point to the room. The kitchen also benefits from a double aspect and sits adjacent to the dining room. There is a good range of wall and base cabinets and an understairs cupboard which would make a great pantry.

Rising to the first floor are two double bedrooms both with fitted wardrobes, a single bedroom and a family bathroom. The third bedroom would work equally well as a home office/study for anyone that works from home. The family bathroom comprises a suite with a bath, wash basin and W.C. On the landing there is an airing cupboard that houses the hot water cylinder, and a hatch to access the loft.

Externally, to the front of the house there is a lawn bordered by herbaceous borders and a path leading to the front door. There is a driveway leading to the garage which has power and light. The far end of the garage has been converted into a utility room where the tumble dryer is situated and is accessed from the rear garden.

The beautiful extensive rear garden is predominantly laid to lawn with established, sweeping herbaceous borders and specimen trees. At the far end of the garden a gravel terrace is situated with a pergola making a lovely spot to sit and admire the garden. To the other side there is a greenhouse and behind this a path leads to a compost bin area neatly tucked away.





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(55).

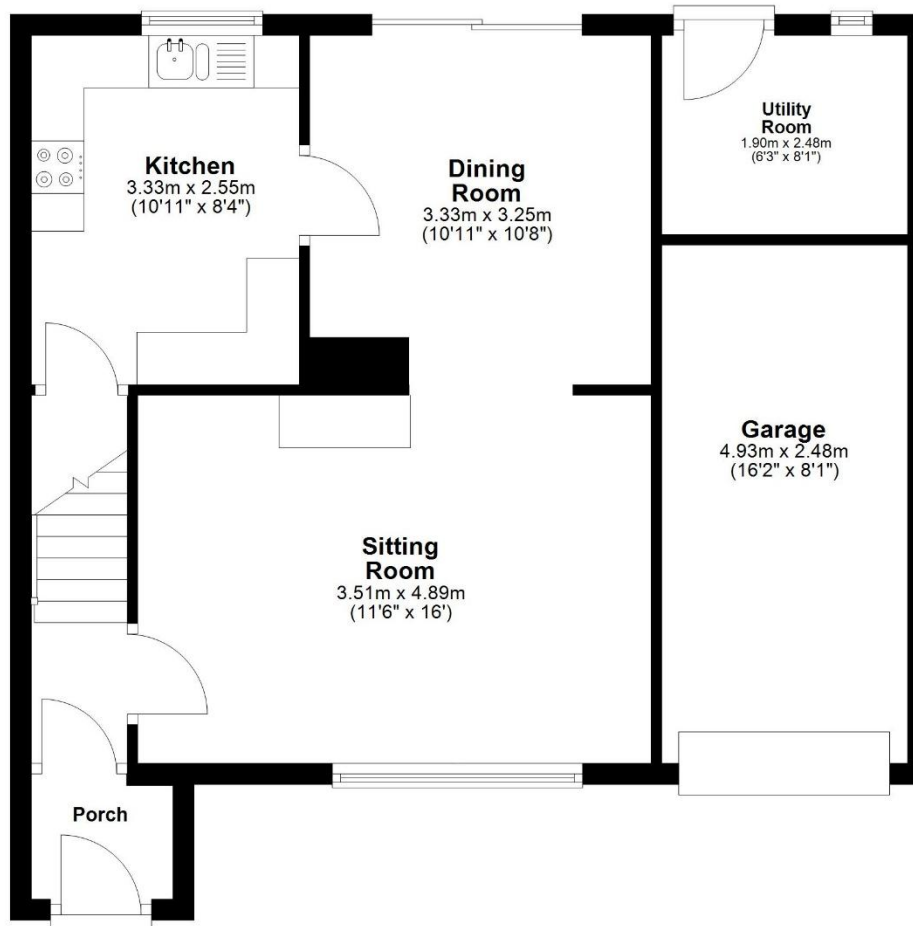
The charming market town of Wotton-under-Edge offers a wide range of amenities, including a vast array of independent shops, cafes and restaurants and two supermarkets. The town also offers two primary schools, the highly regarded Katherine Lady Berkeley secondary school, doctors and dentists' surgeries, 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 £365,000



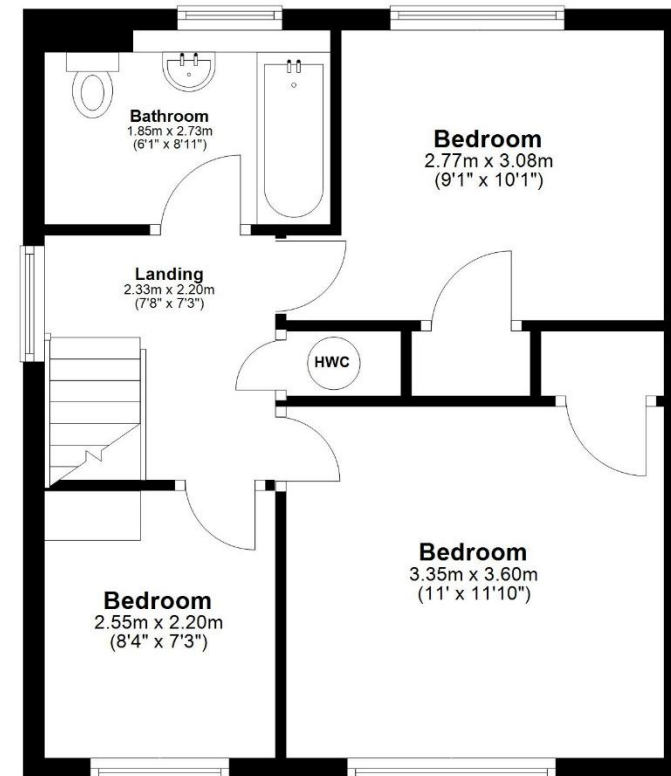
Ground Floor

Main area: approx. 47.5 sq. metres (511.5 sq. feet)
Plus garages, approx. 12.2 sq. metres (131.5 sq. feet)



First Floor

Approx. 40.9 sq. metres (440.2 sq. feet)



Main area: Approx. 88.4 sq. metres (951.6 sq. feet)
Plus garages, approx. 12.2 sq. metres (131.5 sq. feet)