

hunter
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1 Dyers Brook, Wotton-under-Edge, Gloucestershire, GL12 7JW

A stunningly refurbished, detached cottage nestled into the heart of Wotton-under-Edge, just a moments' walk away from Long Street, and accompanied by a charming rear garden, off-street parking and a detached garage.

Dyers Brook is positioned to the eastern side of Wotton's quintessential town centre and all its independent shops, cafes and dining venues, yet steps away from an abundance of rural walks into the Gloucestershire and Cotswold countryside. This particular cottage has been under the current ownership for 12 years and during these years has been beautifully restored and sympathetically extended to create a much-loved home bursting with character. Throughout every room are features such as exposed stonework and beams, latch doors and fireplaces plus modern additions to compliment the space including underfloor heated flagstones and double-glazed timber framed windows.

Entering via the front door leads into an entrance porch way with bespoke carpentry that provides coat hooks and a bench with shoe storage underneath. Adjacent to the porch is a handy boot room, accessed by a charming sliding doorway, which also has fitted carpentry along one wall which has some cleverly designed shoe storage and further coat hooks as well as space for a tumble dryer and partial plumbing for a sink and W.C should a new owner wish to install this. Beyond the hallway is the sitting room, which has a generous window letting in natural light and a focal fireplace with a wood burner installed. There is an expose ceiling beam that runs across the room plus decorative plaster work that weaves around the exposed stone window surrounds. The remainder of the ground floor is set to the open-plan kitchen and dining room. This is a superb social space with a breakfast peninsula created from the most beautiful antique butchers block. The kitchen is fitted with a range of fitted base units under a solid stone worktop with a Belfast sink and space for an 'Everhot' range cooker. Further appliances are fitted throughout including an undercounter fridge, washing machine and dishwasher. Across two walls of the kitchen are shelves that provide crockery storage and completing the room is a window and stable door that open onto the garden.

Stairs rise to the first floor from the corner of the dining area and arrive at a landing which has a skylight filling the room with natural light. The cottage has three bedrooms, all of which are of double proportions and boast the same charm and character features throughout.



Two bedrooms have been finished with bespoke fitted wardrobes and storage and the master has an impressed vaulted ceiling. The bathroom sits between bedrooms two and three and has a traditional suite comprising a bath with a shower over, a wash basin with a decorative metal frame and a W.C. Decorative tiling and tongue and groove panelling sympathetically complete the room.

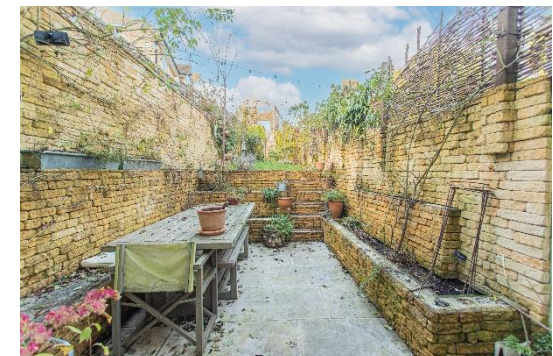
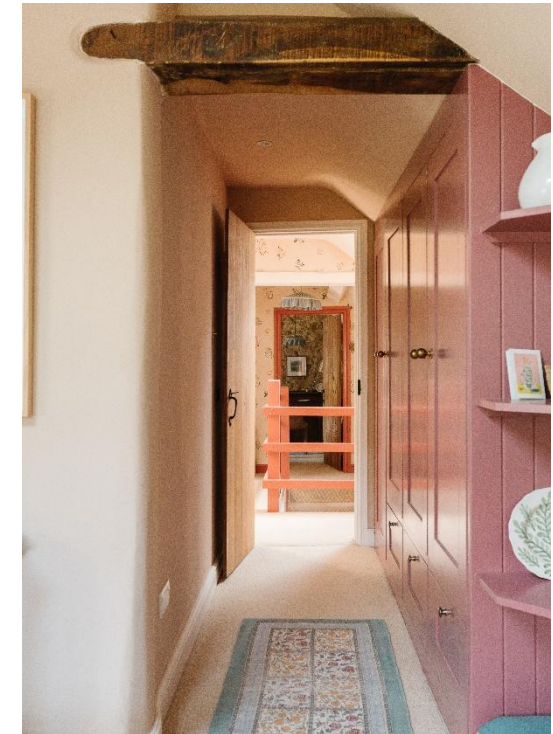
Externally the property has an enclosed and private rear garden that the owners have had fully landscaped during their ownership. There is a patio terrace leading directly off the kitchen, which is a delightful area for outdoor dining during the summer months ahead of steps that lead up to a lawn area with raised borders and mature specimen trees. At the front the cottage has a great addition of a driveway that will comfortably park two vehicles off the road, plus a detached garage with a roller door and power. If desired, and subject to the relevant permissions, this could be converted to accommodate a home office or workshop.

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(68).

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.

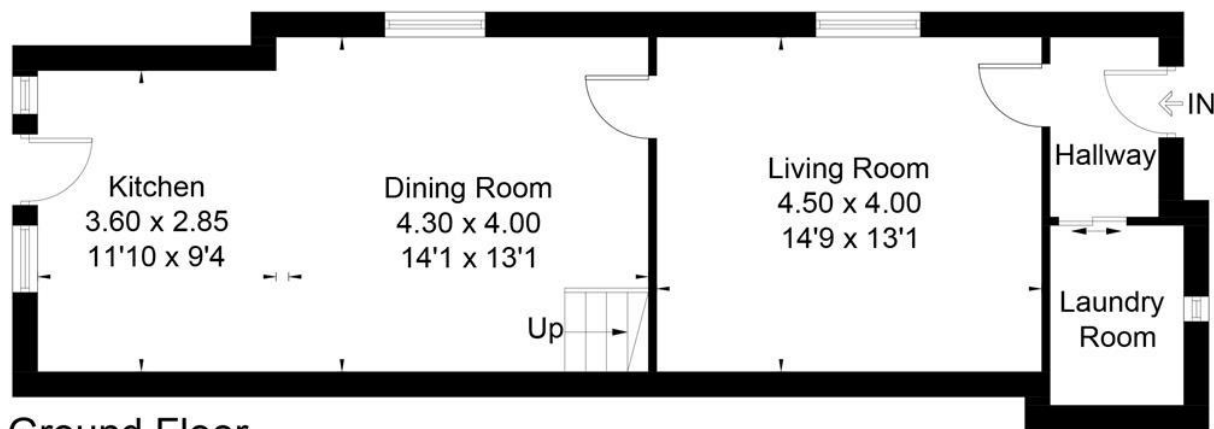
Offers in Excess of £475,000



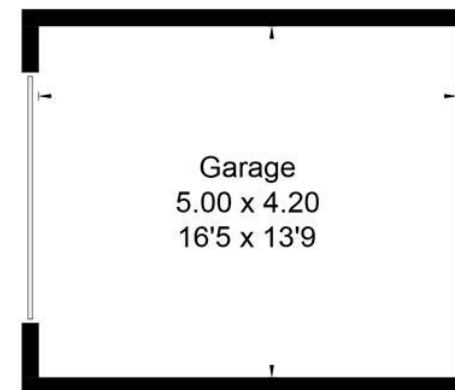
Approximate Floor Area = 122.1 sq m / 1314 sq ft



First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)



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