



hunter
french

10 Beaumont Square, Wotton-under-Edge, GL12 7BY

An immaculately presented five-bedroom detached home that is as pretty as a doll's house. Situated within a peaceful cul-de-sac a stone's throw away from Wotton-under-Edge town centre and all the amenities it has to offer.

Beaumont Square is an exclusive small development of detached homes built in 2003. The current owners bought it off-plan and have lovingly maintained and updated it over the years. Set across three floors the living accommodation reaches to approximately 1649sq.ft.

The property is entered into a central hallway with a wooden spindle staircase rising to the first floor, and a handy understairs storage cupboard. To the left of the entrance is the welcoming sitting room, which runs the full length of one side of the house. The room enjoys plenty of natural light due to the large front sash window and French doors at the far end which open onto the rear garden. The gas fire, with marble surround, hearth and wood mantel, makes an attractive focal point to the room. The dining room sits to the right of the entrance and is perfect for formal entertaining. The beautiful laminate wooden flooring spans the dining room, entrance hallway and living room, giving a clean, modern feel. The well-appointed contemporary kitchen sits to the rear of the property and was installed in 2022. It has an excellent range of base and wall cabinets, finished with quartz worktops and metro tiles. Integrated appliances comprise a double oven, microwave, dishwasher and wine fridge. A window above the Belfast sink affords a view of the beautiful rear garden and French doors lead out to a paved patio area. There is space for a fridge/freezer. At the far end of the kitchen is a utility area and cloakroom. One cupboard houses the gas central heating boiler and there is space and plumbing for a washing machine. The cloakroom has a W.C. and wash basin.

The central staircase rises to the landing which provides access to three bedrooms, family bathroom and where the airing cupboard is situated. The master suite has a dressing room area with large built-in wardrobes and an en-suite shower room that comprises a shower cubicle, wash basin and W.C. There is a further bedroom of double proportions, which also benefits from a built-in wardrobe, and the third is a single bedroom currently used as an office. All three bedrooms are filled with natural light from sash windows, with the two sitting at the back of the property enjoying views of the rear garden. The bathroom completes the accommodation and is fitted with a white suite comprising a panelled bath, wash basin, W.C. and a separate shower cubicle. Rising to the top floor, the stairwell opens out on to a generous landing space which could be used as an office or craft area. A useful under eaves cupboard provides plenty of storage space and a Velux window provides natural light. The last two bedrooms can be found on this floor. One is a very large double with a seating area, dormer window and Velux roof window, the other is smaller double with a dormer window. Adjacent to this is the shower room comprising a shower cubicle, wash basin and W.C.



The attractive rear garden has a patio area off the sitting room and kitchen which creates the perfect space to sit during the warmer months and admire the garden which is predominantly lawn with established borders and mature trees. To the far corner of the garden is a summer house with power and light. The garden is enclosed by fencing. To one side of the property there is a driveway ahead of the single garage which has power and light and a side pedestrian door. Between the house and the garage is a gated access to the rear garden. The low maintenance front garden is paved and shingled and enclosed by wrought iron railings. A paved path leads to the front door covered by an ornate canopy.

We are advised the property is connected to all mains services, gas, electricity, water and drainage. Council tax band G (Stroud District Council). The property is freehold.

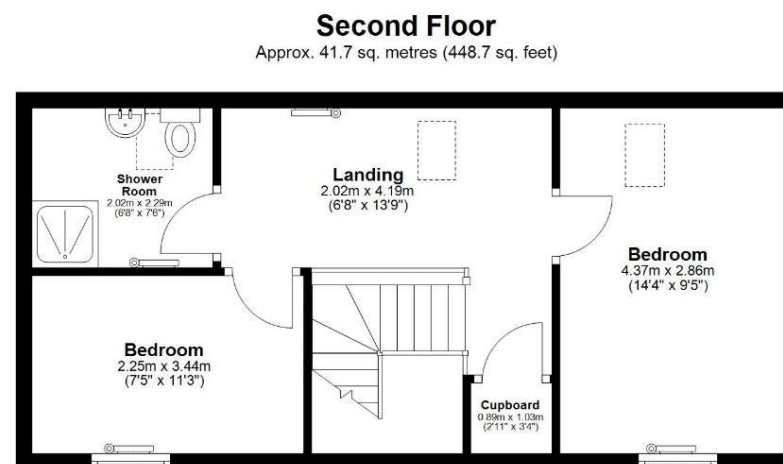
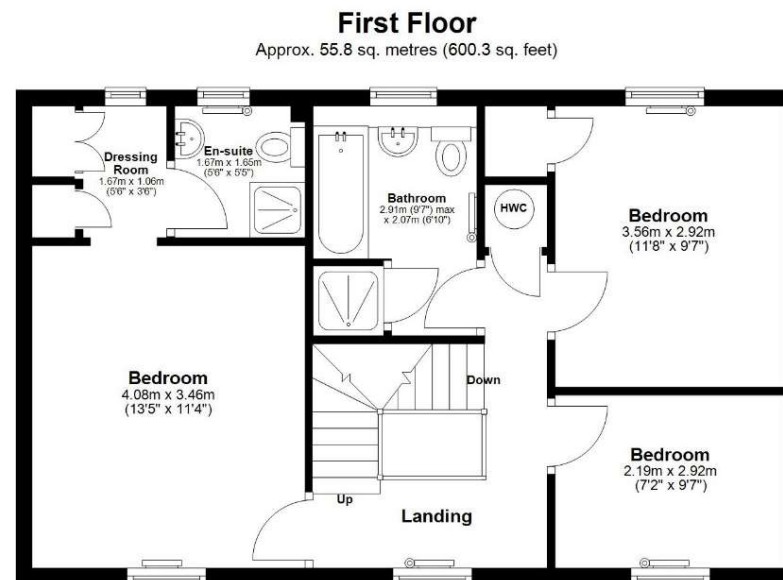
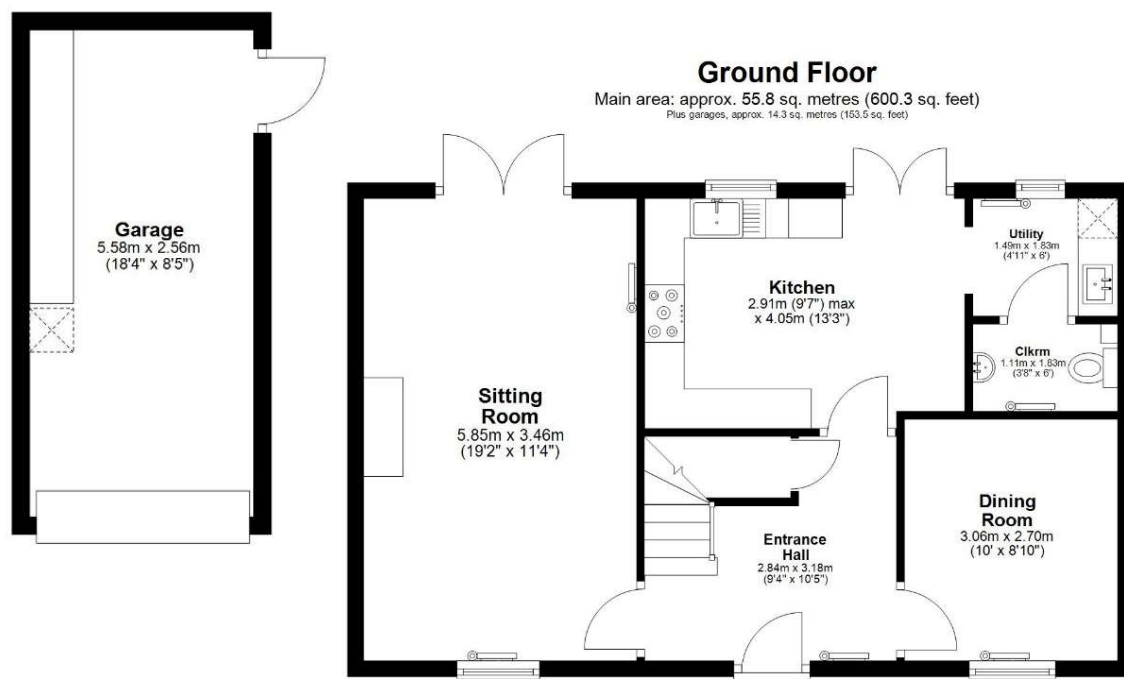
EPC – C (77).

Guide Price £720,000



Situation

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.



Main area: Approx. 153.2 sq. metres (1649.2 sq. feet)
Plus garages, approx. 14.3 sq. metres (153.5 sq. feet)

Wotton-under-Edge Office
32 Long Street
Wotton-under-Edge
GL12 7BT

Town and Country Specialists

01453 796333
wotton@hunterfrench.co.uk
www.hunterfrench.co.uk