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2 Old Town, Wotton-under-Edge, Gloucestershire, GL12 7DH

A well-appointed Grade II listed mid-terrace house with open plan living, two double bedrooms, a cellar and courtyard garden sitting within a prominent position in the very heart of the town and close to all its amenities.

Believed to date back to the 1600s, 2 Old Town is a very distinctive property situated on the corner of Old Town and Market Street enjoying elevated views across the easterly side of the town. The property reaches approximately 1649 sq.ft, and boasts a wealth of character features such as original beams and the benefit of very high ceilings in all of the rooms. It has had an array of uses throughout its history including a sweet shop. Within the last 5 years under the current ownership, it has undergone a number of improvements including a complete rewire, plumbing, replaster and brand-new bathroom. The boiler was replaced only a year ago.

The property is entered through the front door directly into the welcoming 'L' shaped open plan kitchen/dining room. This beautifully appointed room has an excellent range of wall and base units with granite worktops. Integrated appliances comprise an oven and hob with extractor above along with space for a fridge/freezer. To one corner is an inglenook fireplace with a copper hood and gas fire inset making a real focal point to the room. At the far end of the room several steps rise to a door leading to the utility room with space and plumbing for a washing machine and dishwasher and plenty of space to hang coats and store shoes. Just off the utility room is a shower room with a corner shower cubicle, wash hand basin and WC. An external door from the utility room leads out to the low maintenance courtyard garden.

The sitting room is filled with natural light from its double aspect and is an inviting space full of character with exposed stonework to one wall and exposed ceiling beams. There is a cellar accessed from a hatch in the kitchen down a series of stone steps which provides excellent storage.

On the first floor there is a landing area with doors off to the two double bedrooms and bathroom. The principal bedroom has a double aspect with two sash windows incorporating window seats. There is plenty of space for a king-size bed and the length of one wall has been dedicated to freestanding wardrobes. The second bedroom is a large double room and has a feature fireplace which makes an attractive feature to the room. The 'L' shape of the room naturally allows one side to be a wardrobe and dressing area. The impressive family bathroom has been finished to a very high standard with a marble tiled floor and part marble tiled walls. There is a white suite comprising a freestanding bath set on a raised plinth, corner walk-in rainfall shower, a glass wall mounted basin with a waterfall tap, bidet and WC. The generous loft space is accessed from a hatch on the landing.



We understand the property is connected to mains gas, electricity, water and drainage. Council tax band D (Stroud Council).

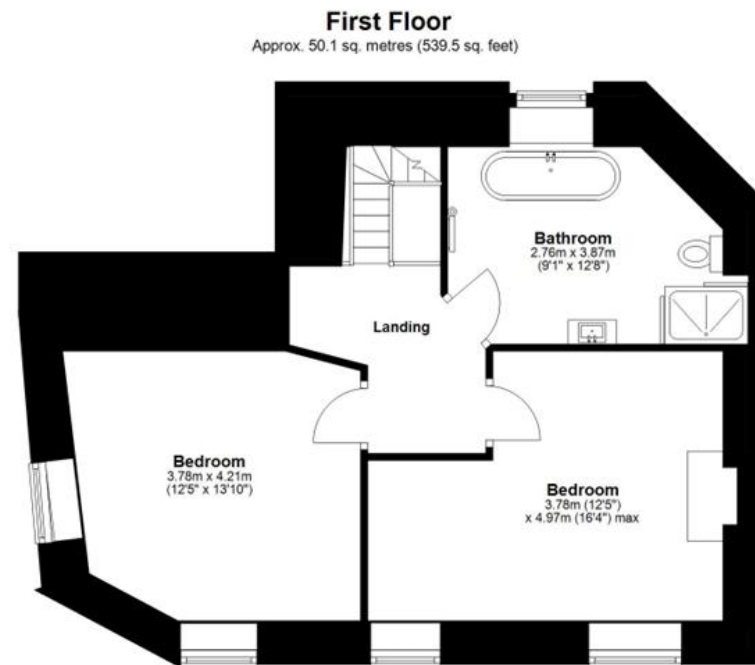
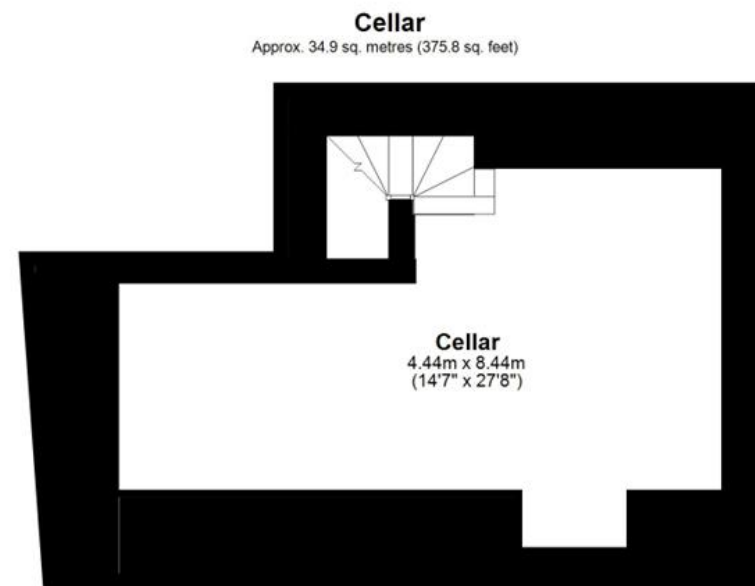
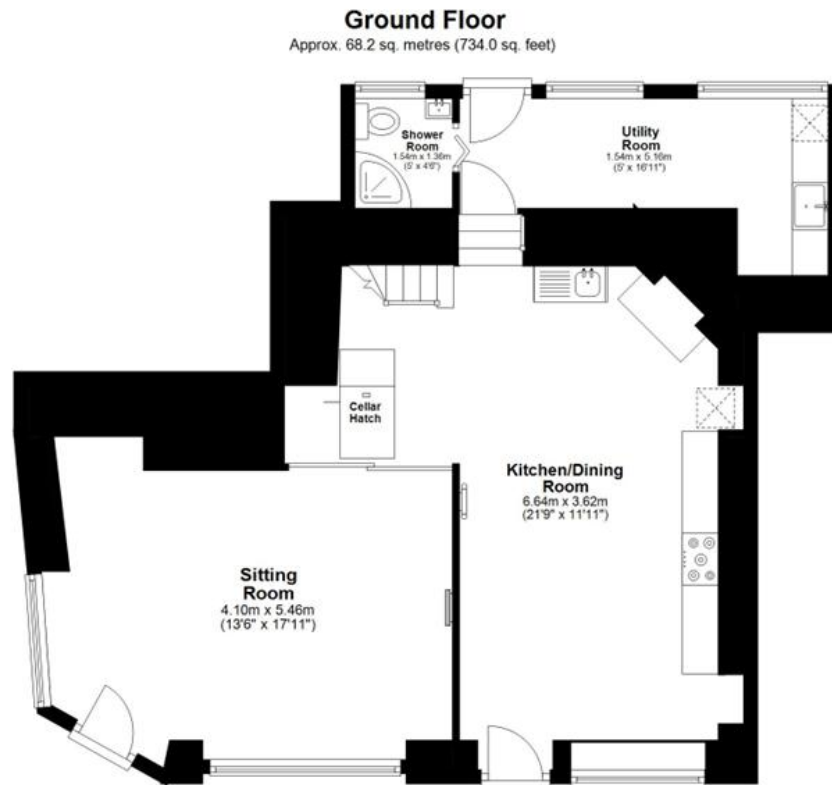
EPC – Exempt

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.

Guide Price £275,000





Total area: approx. 153.2 sq. metres (1649.3 sq. feet)