

hunter
french



4 Chipping Close, Wotton-under-Edge, Gloucestershire GL12 7BB

A unique, contemporary, detached five-bedroom home offering flexible living space, an integrated double garage and level garden all tucked away right in the very heart of the town. Offered to the market with no onward chain.

4 Chipping Close occupies a superb position in a central location just a stone’s throw from the centre of the town and all its great amenities. The house comprises of 2,475sq.ft (approx.) of versatile space, predominantly on one level, with the unusual twist of an open plan kitchen/dining/ family room on the first floor to take advantage of the far-reaching views. Bought by the current owners in 2015, the house has been a cherished family home over this time.

The property is entered via a front door with floor to ceiling glazed panels to either side opening into the entrance hallway with a built-in storage cupboard. To one side of the hallway a door leads to a corridor where three well-proportioned double bedrooms, and a bathroom that serves these rooms, are situated. The principal bedroom is also accessed from the entrance hallway and is a beautiful space filled with natural light from the French doors opening onto a decked terrace with views across the garden. The room benefits from a modern ensuite shower room which includes a walk-in shower. From the entrance hall a further door leads into the inner hallway with two sets of built-in storage cupboards and a door off to the fifth bedroom. The sitting room is at the far end of the ground floor and is a welcoming space with French doors opening out onto a raised decked terrace open to the rear garden. Completing the accommodation on the ground floor is the spacious utility room with space and plumbing for a washing machine and space for a tumble dryer. At the far end of the room there is a door to a shower room. There is a second internal door to the double garage and an external door to the gardens.

A central staircase from the inner hallway leads to the first floor and the impressive open plan kitchen/dining/family room. This space simply is outstanding, filled with natural light and with superb views across the town and valley beyond. The kitchen space has an excellent range of cabinets and an island unit providing yet further storage and the five-ring burner gas hob with extractor above. There is an integrated oven and space and plumbing for a dishwasher and space for a fridge/freezer. The dining area sits to the other side of the island unit. At the other end of the room is the living area with French doors opening out on to a beautiful balcony with space for outdoor seating. From here the views across the valley to Kingswood and beyond can be admired.

The property is approached via a gravel driveway which sweeps in front of the property to the double garage, which has power and light. There is a path leading to the front door with lawns and established borders to either side.

The rear garden is predominantly laid to lawn with a raised deck terrace off the sitting room and a smaller terrace off the master suite. It features several specimen trees, and there will be a mixed hedge planted as a boundary to two sides.



We understand the property is connected to all mains services: gas, electricity, water, and drainage. Council Tax Band F (Stroud District Council). The property is freehold.

EPC – C(71).

The charming market town of Wotton-under-Edge offers a wide range of amenities, including an array of independent shops, cafés, restaurants, and two supermarkets. The town also provides two primary schools, the highly regarded Katharine Lady Berkeley’s secondary school, doctors’ and dentists’ surgeries, an independent cinema, and leisure facilities. There are numerous walking and cycling opportunities from the doorstep, and the renowned Cotswold Way weaves its way through the town. Wotton-under-Edge is conveniently located close to the M5 motorway (Junction 14) and the A38, providing easy access throughout the south-west.

Guide Price £845,000





Ground Floor

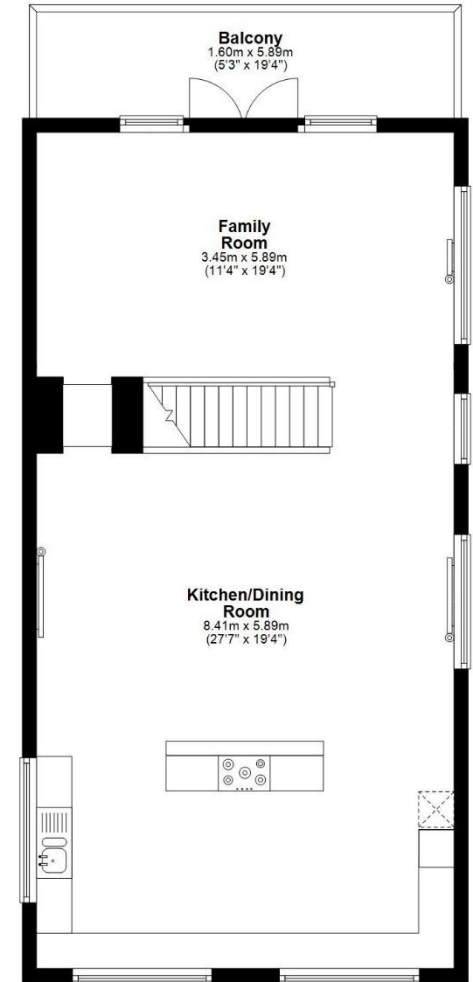
Main area: approx. 160.3 sq. metres (1725.2 sq. feet)
Plus garages: approx. 34.4 sq. metres (370.0 sq. feet)



Main area: Approx. 229.8 sq. metres (2473.6 sq. feet)
Plus garages, approx. 34.4 sq. metres (370.0 sq. feet)

First Floor

Approx. 69.5 sq. metres (748.4 sq. feet)



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