



73 Court Orchard, Wotton-under-Edge, Gloucestershire, GL12 7JE

An immaculately presented four-bedroom detached home situated along a peaceful cul-de-sac in an elevated position with outstanding views across the town and within walking distance of the centre and all its excellent amenities.

Court Orchard is a maturing development of properties on the north easterly side of the town. Under the same ownership for the last ten years the house has undergone a number of improvements including a new kitchen and boiler in 2019, a new bathroom in 2022, new solid wood internal doors and the addition of a superb conservatory.

The property is approached up a gradual series of steps to the front door which leads into a welcoming hallway with stairs rising to the first floor. To the left of the hallway is the inviting sitting room filled with natural light thanks to a floor to ceiling picture window providing breathtaking views over the roof tops of the town and the Cotswold escarpment beyond. At the far end of the hallway is the kitchen/diner which has an excellent range of contemporary wall and base units finished with Quartz worktops as well as a breakfast bar peninsular to create a practical, yet sociable space. Integrated appliances comprise a fridge/freezer, fan assisted oven, induction hob, dishwasher and washing machine. There is a further built in cupboard providing more useful storage. To the far corner of the kitchen a door leads to stairs down to the basement room, formerly the garage which was converted into a bedroom under previous ownership and now serves a study/music room. A conservatory accessed from French doors off the kitchen provides another lovely space with views overlooking the rear garden and is currently used as a dining room.

On the first floor the landing there is a well-proportioned master bedroom, a further double bedroom and a single bedroom. The recently updated family bathroom has a modern white suite comprising a bath with shower attachment, WC, wash hand basin set within a vanity unit and heated towel radiator.

Outside to the front there is a block paved driveway providing parking for several vehicles. A set of steps lead up to a paved terrace ahead of the front door and makes the perfect spot to sit and admire the views.



The rear enclosed garden has been designed to be low maintenance with a deck area off the house, ideal for entertaining and a further raised terrace at the rear. The rest of the garden is predominantly laid to lawn with a raised bed to one side.

We understand the property is connected to all mains services: gas, electric, water and drainage.

Council tax band D (Stroud District Council). The property is freehold.

EPC – D(67).

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 Berkely 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 South West.

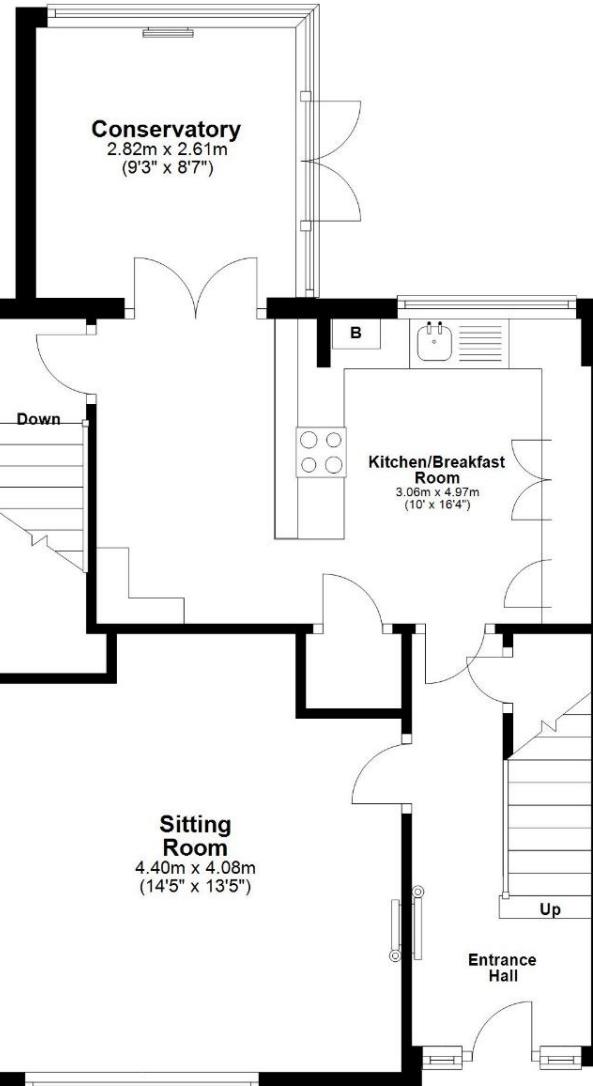


**Guide Price £385,000**



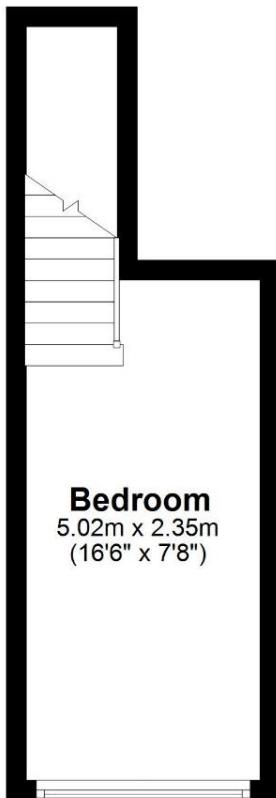
## First Floor

Approx. 52.3 sq. metres (563.4 sq. feet)



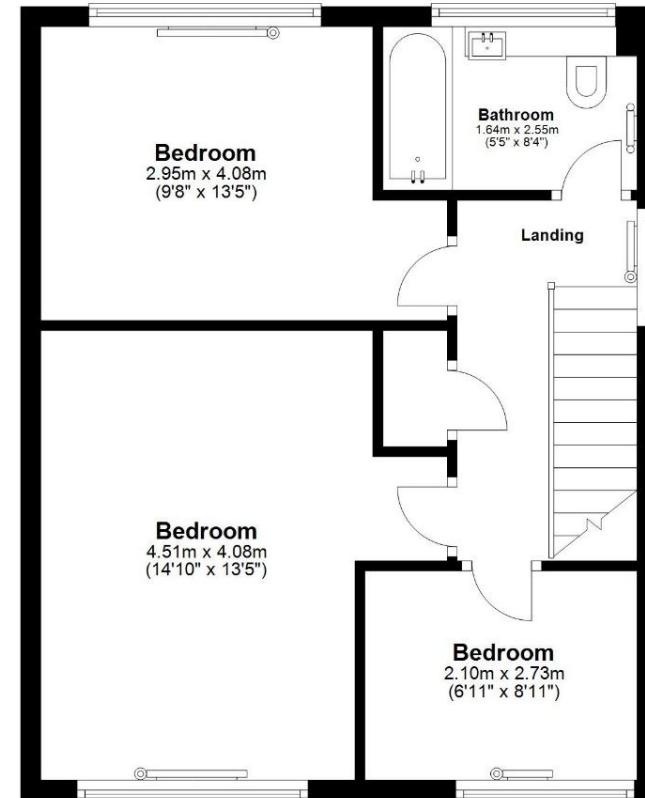
## Ground Floor

Approx. 14.1 sq. metres (151.7 sq. feet)



## Second Floor

Approx. 45.2 sq. metres (486.7 sq. feet)



Total area: approx. 111.7 sq. metres (1201.8 sq. feet)

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