



54 Bearlands, Wotton-under-Edge, Gloucestershire, GL12 7SB

An immaculately presented three-bedroom semi-detached property which has been extensively renovated to an exceptionally high standard with a generous rear garden overlooking far-reaching countryside views.

Bearlands is situated to the eastern side of the charming market town of Wotton-under-Edge, right on the outskirts of the Cotswolds and conveniently positioned for access to the M5 and northern Bristol. The house has been tastefully renovated including a new kitchen, bathroom, doors and flooring throughout. The property has accommodation set across two floors and currently reaches approximately 851sq.ft. There is a very viable option to convert the integral garage to create further ground floor space, if desired.

The accommodation is commenced via a part-glazed entrance porchway before leading into the sitting room. This inviting room has tongue and groove panelling to one wall and filled with lots of natural light from the generous window overlooking the front of the property. Contemporary bi-fold doors allow the sitting room and kitchen to be either open plan or two separate spaces. Beyond the sitting room is an open-plan, 'L' shaped kitchen and dining room. The current owners have replaced the kitchen with a stylish Shaker style range of fitted wall and base units finished with a quartz effect worktop and peninsular with a breakfast bar to one side with space for two bar stools. Integrated appliances include an electric oven, gas hob and extractor hood above plus a dishwasher. There is space within the room for an American style fridge/freezer. Within the secondary part of the room is ample space for a dining table and chairs ahead of a picture window that looks onto the rear garden and an external door out to the rear garden.

Rising to the first floor from the sitting room is a central landing that provides doors to the three bedrooms, family bathroom as well as an airing cupboard that houses the modern gas combination boiler. The master bedroom sits at the front of the property and has fitted wardrobes along one wall. The third bedroom is currently used as a study. The family bathroom comprises a white suite with a sink set within a vanity unit and a panelled bath with a shower over, W.C and a heated towel radiator.



Externally, there is a driveway ahead of the integrated single garage. The garage has power and light and has the washing machine and tumble drier installed in here. To one side of the driveway is a lawned area and a paved path leading to the front door. Gated pedestrian access adjacent to the garage leads to the rear garden. This superb space is set over several gradual tiers and is predominantly laid to lawn with numerous specimen trees. A path leads up the garden to a timber decked area, ideal for outdoor entertaining during the warmer months and to enjoy the outstanding uninterrupted countryside views.

We understand 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 – C.

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.

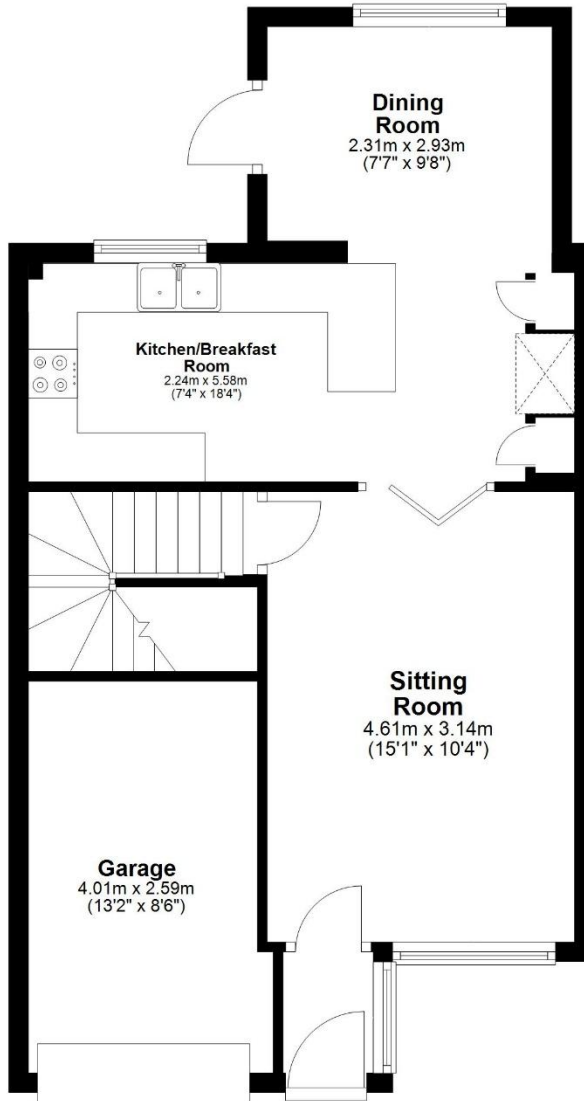


Guide Price £395,000



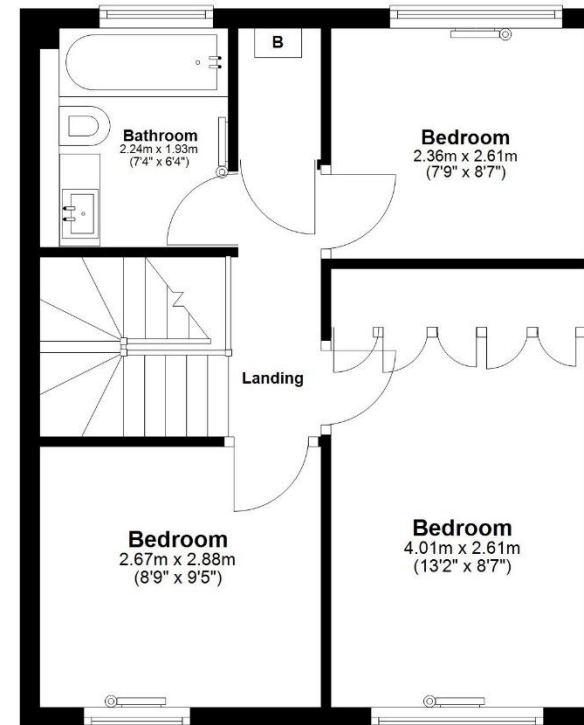
Ground Floor

Main area: approx. 40.3 sq. metres (434.2 sq. feet)
Plus garages, approx. 9.7 sq. metres (104.3 sq. feet)



First Floor

Approx. 38.8 sq. metres (417.4 sq. feet)



Main area: Approx. 79.1 sq. metres (851.5 sq. feet)

Plus garages, approx. 9.7 sq. metres (104.3 sq. feet)