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13 Lisle Place, Wotton-under-Edge, Gloucestershire GL12 7BJ

A beautifully appointed and extended four-bedroom semi-detached home, set on a quiet residential no-through road with outstanding views. The property features a landscaped garden and driveway parking, with potential to create additional parking if desired.

Situated in a sought-after position in Wotton-under-Edge and within a pleasant stroll of the town centre and both primary and secondary schools, this versatile home also enjoys far-reaching views that incorporate Wotton Hill and the surrounding Gloucestershire countryside. The accommodation has been thoughtfully and lovingly upgraded and finished to a high specification by the current owners to create a warm and welcoming living space, combined with all the necessities for modern-day family life.

The most impressive oak-framed pitched porch covers the front door, leading into an entrance hall. From here, stairs rise to the first floor straight ahead, and a door to the left-hand side opens into the open-plan kitchen and dining area. The kitchen is fitted with a generous range of wall and base units, a range cooker, a ceramic sink and drainer unit. A full-height integrated fridge and an under-counter freezer are built into the units and there is plumbing for a dishwasher. The tiled flooring runs throughout, seamlessly connecting the kitchen and dining areas, and there is a convenient storage cupboard under the stairs. The dining area is generous in size and features upgraded bifold doors that open onto the garden. A utility room sits beside the dining area and is fitted with additional base units beneath a solid wooden worktop and another ceramic sink and drainer. There is space and plumbing for a washing machine and tumble dryer, along with an additional integrated freezer. This area also leads to a handy downstairs cloakroom with a W.C. and washbasin. The sitting room, also accessed via the kitchen/dining area, has newly fitted engineered wood flooring and a wood-burning stove set within an exposed brick surround fireplace with an oak beam mantel and flanked by alcoves, one of which includes a built-in storage unit. This room enjoys a south-facing window, making it a great space for both cosy winter nights and bright summer days. Glazed double doors at the rear open into an additional reception room, currently used as a study, though it could serve a variety of purposes. This room also benefits from French doors that open out onto the garden.

Ascending to the first floor, an open landing leads to four carpeted bedrooms: three doubles and one generous single. The master bedroom sits to the rear of the property and features elegant wall panelling, a walk-in wardrobe, and an upgraded en-suite with a generous walk-in shower, built-in vanity unit, heated towel rail, and window. Bedrooms two and three both have built-in cupboards and enjoy pleasant views, while the family bathroom has been enlarged and upgraded to create a bright and spacious feel. It includes a bath, a double-width walk-in shower, a vanity unit with a decorative basin and wall-mounted taps, tiled surfaces, a heated towel rail, and a window.



To the front of the property is a well-maintained garden bordered by a low-level hedge and laid to a small lawn, separated by a path leading to the oak porch. To the side of the property is a useful log store. At the rear, the garden has been thoughtfully landscaped with family life in mind, featuring level lawn areas and a crushed-slate path that leads to a decked area with an outdoor kitchen with a wood-fired pizza oven and a barbecue. To the side, a spacious shed has been constructed with its own consumer unit and power supply. Two sets of double gates open onto gravelled areas, providing off-street parking.

The property is connected to all main services: gas, electricity, water, and drainage. Council Tax Band D (Stroud District Council). The property is freehold.

EPC – D (63).

The town of Wotton-under-Edge offers a wide range of amenities, including independent retailers and supermarkets. It also provides primary schools, the highly regarded Katharine Lady Berkeley's secondary school, doctors' and dentists' surgeries, an independent cinema, and leisure facilities, including a public outdoor swimming pool. Numerous walking and cycling opportunities are available from the doorstep, with the Cotswold Way accessible nearby. Wotton-under-Edge is conveniently situated close to the M5 motorway (Junction 14) and the A38, providing easy access throughout the South West.



Guide Price £550,000



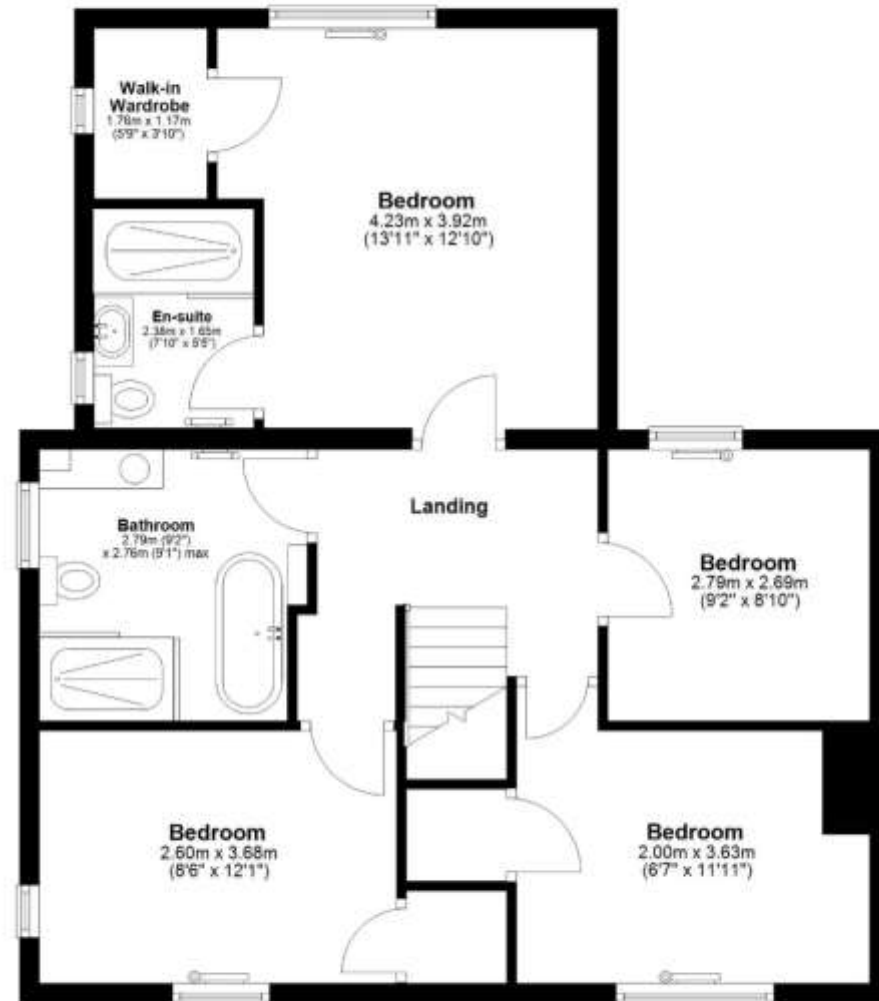
Ground Floor

Approx. 75.4 sq. metres (811.5 sq. feet)



First Floor

Approx. 69.4 sq. metres (746.8 sq. feet)



Total area: approx. 144.8 sq. metres (1558.4 sq. feet)