



hunter
french

15 Valley Road, Wotton-under-Edge, Gloucestershire GL12 7NP

Nestled into a peaceful position just a few steps away from the heart of town, this beautifully presented four-bedroom detached home is well-appointed throughout. Accompanied by a double garage, generous off-street parking and a superb, level landscaped rear garden.

Valley Road is a peaceful residential street on the northern side of the town centre, sitting directly on part of the renowned Cotswold Way national trail. This particular property is one of five detached homes built by a local building firm in 1995 and has been home to the current owners since new. The house has been meticulously well maintained during these years and is pleasantly accompanied by a generous amount of off-street parking, a detached double garage and a mature, landscaped rear garden. In all the accommodation reaches approximately 1,160 sq.ft and is set across two floors.

Entering via the front door opens into the centrally positioned entrance hallway, which provides access to the ground floor rooms along with a handy downstairs cloakroom and stairs that rise to the first floor with a useful store cupboard beneath. The two principal reception rooms, the sitting room and dining room, sit to the rear of the property and both enjoy a pleasant outlook across the garden. The sitting room also has a set of French doors and a fireplace with a gas fire inset, that sits centrally within the room creating a natural focal point. The kitchen is found to the front of the property and is well-equipped with a selection of fitted wall and base units, plus an integrated oven, hob and extractor hood, a dishwasher and undercounter fridge. Beside the kitchen, through a connecting archway, is a secondary area which works as a space. There are further fitted units and extra worktop space as well as space and plumbing for a washing machine and under-counter appliances. A partially glazed external door from here leads out to the side pathway. Across the hall, completing the ground floor accommodation, is a third reception room which makes an ideal study.

At the top of the stairs there is a lovely central landing area. From here doors lead to all four bedrooms, the family bathroom and an airing cupboard that houses the hot water cylinder. The master bedroom is found to the rear of the property and enjoys a beautiful aspect with twin windows overlooking the garden and a double width built-in wardrobe. This bedroom also benefits from being accompanied by an en-suite shower room. Two of the further bedrooms are of double proportions and the fourth is a single. The family bathroom comprises a white suite with an electric shower over the bath and is finished with decorative tiling to the relevant wet areas.

Externally the property has the most delightful rear garden. There is a patio terrace that runs across the rear of the property, making an ideal spot for outdoor dining and entertaining during the warmer months.



The main part of the garden is predominantly laid to lawn with well-maintained established borders running either side, along with several specimen trees. At the very end of the garden is a further area separated by pleached fruit trees where the owners have created a productive and well-designed produce garden. This space comprises raised beds and a timber storage shed.

At the front of the property there is a driveway that will comfortably park several vehicles, plus a further off-road parking area situated in front of the property. The property also has the benefit of a detached double garage with an electric up-and over door, that will park two further cars. The garage has power sockets, a personnel door to the side and a partially board attic space for storage.

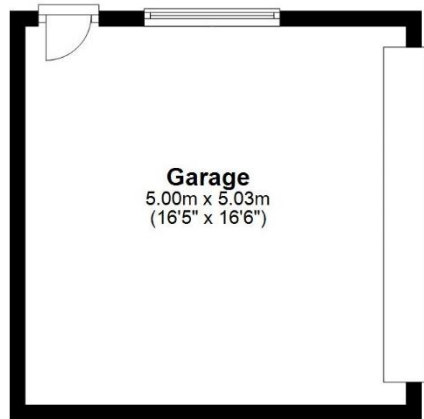
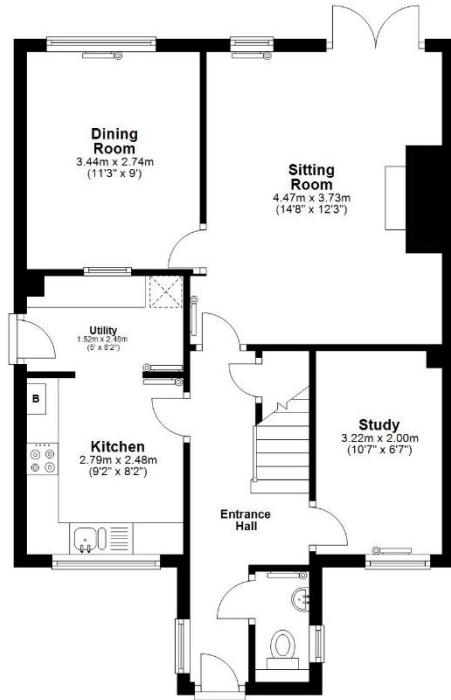
The charming market town of Wotton-under-Edge offers a wide range of amenities, including a vast array of independent shops, cafes and restaurants and two supermarkets. The town also offers two primary schools, the highly regarded Katherine Lady Berkeley secondary school, doctors and dentists' surgeries, an independent cinema, along with leisure facilities. There are numerous walks and cycling opportunities from the doorstep and the renowned Cotswold Way weaves its way through the town. 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 £595,000



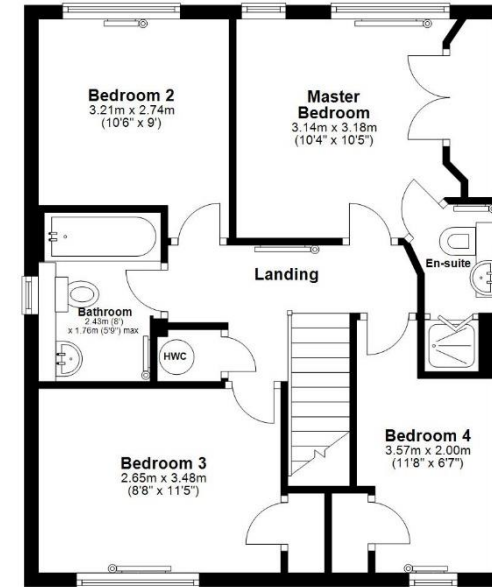
Ground Floor

Main area: approx. 55.6 sq. metres (598.5 sq. feet)
Plus garage: approx. 25.2 sq. metres (270.8 sq. feet)



First Floor

Approx. 52.2 sq. metres (561.4 sq. feet)



We are informed the property is connected to all mains services; gas, electricity, water and drainage.
Council tax band E (Stroud District Council).
The property is freehold.

EPC – D (63)

Main Area: 107 Square Metres (1159.9 Square Feet)
Plus Garage: 25.2 Square Metres (270.8 Square Feet)