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26 Britannia Mews, Wotton-under-Edge, Gloucestershire, GL12 7EJ

An immaculately presented three-bedroom semi-detached home with parking, positioned towards the head of this peaceful cul-de-sac and offered to the market with no onward chain.

Britannia Mews is an exclusive development built within a convenient stroll of Wotton-under-Edge town centre and is just steps away from the renowned Cotswold Way trail. The properties were built by Crest Nicholson in 2015/16, and this particular property has been a much-loved home to the current owner since 2017.

The attractive pitched porch canopy shelters the front door, which leads into the entrance hallway. Here, doors open to all ground floor rooms, with stairs to the first floor, a useful understairs cupboard, and a cloakroom with a W.C. and wash basin. The kitchen and dining room are positioned to the front of the property, featuring a modern fitted kitchen with both wall and base units, laminated worktops, and an integrated oven, gas hob, and dishwasher. There is space and plumbing for a washing machine and space for a fridge freezer. The tiled flooring continues from the hallway, and the front half of the room provides space for a dining table and sideboard.

Across the rear of the property is a lovely sitting room with full height glazed windows and French doors opening onto the garden. The sitting room is finished with a wooden floor and offers ample space for seating and accompanying furniture. Rising to the first floor, the landing provides access to the three bedrooms, family bathroom, and a useful storage cupboard—ideal for linen and towels. The landing benefits from a window over the stairs, allowing plenty of natural light to fill this space. A loft hatch provides access to the attic. The principal bedroom is located at the rear of the property, enjoying a pleasant aspect across the garden and features fitted wardrobes with a stylish en-suite shower room. The second bedroom is another double with fitted wardrobes, while the third is a single room enjoying the same rear aspect as the principal bedroom. The family bathroom is also stylishly presented, with a white suite including a shower over the bath, with contemporary tiling, and a heated towel radiator.

Externally, there is a low maintenance planted border across the front of the house, along with a pathway providing pedestrian side access to the garden. The rear garden is a particularly pleasant space, with fenced borders, a patio terrace directly to the rear of the property, and a small lawn bordered by flower and shrub planting. The property benefits from off-street parking, comfortably accommodating two vehicles in tandem.



We are informed that the property is connected to all mains services: gas, electricity, water, and drainage. The property enjoys zone-controlled heating which can be operated independently for both floors and there is a Mechanical Extract Ventilation (MEV) which improves air quality and aids moisture removal from the kitchen and bathrooms.

Council Tax Band C (Stroud District Council). The property is freehold. EPC – B (83).

There is a communal management fee of £194.56 (correct as of January 2024) paid every six months which contributes to the upkeep of the communal areas.

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 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 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 southwest.

Guide Price £365,000



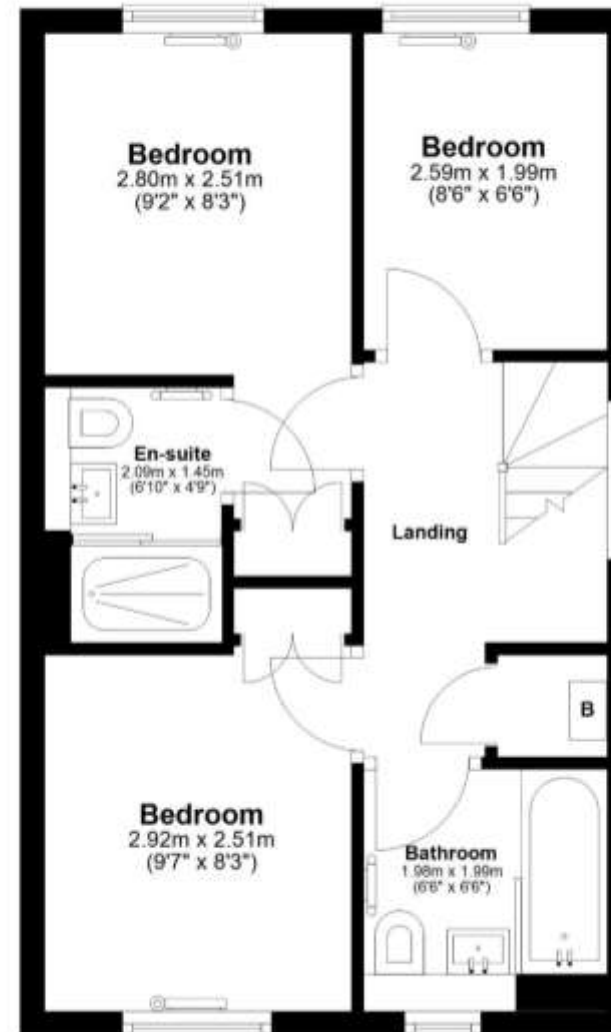
Ground Floor

Approx. 36.8 sq. metres (396.1 sq. feet)



First Floor

Approx. 36.8 sq. metres (396.1 sq. feet)



Total area: approx. 73.6 sq. metres (792.2 sq. feet)