

hunter
french



2 Brickfields, Wotton-under-Edge, Gloucestershire, GL12 7LF

A beautifully renovated three-bedroom, mid-terrace cottage set over three floors, filled with character features and enjoying far-reaching views. The cottage has extensive gardens and benefits from a newly built garage incorporating a studio and off-road parking.

2 Brickfields is believed to date back to the mid-1800s and is part of a row of former brick workers' cottages enjoying a rural outlook, yet within easy walking distance of the town centre. Each room boasts beautiful period features including exposed stonework, beams, and latch doors. Under the current ownership, over the last 10 years the property has been completely renovated to a very high specification, including a new kitchen, bathroom, windows, external door, and garage with adjoining studio.

The ground floor is entered into a welcoming sitting room with a large window overlooking the garden. A fireplace with a wood burner inset forms a real focal point, with alcoves to either side incorporating bespoke cabinetry and a log store. A door from the sitting room opens to a turned staircase rising to the first floor. The whole of the ground floor is finished with bespoke wood-effect, low-maintenance laminate flooring. The kitchen sits across the rear of the property, enjoying views over open fields. There is an excellent range of base cabinets finished with quartz worktops, with space for a gas range cooker and space and plumbing for a washing machine. One side of the kitchen has been dedicated to a wall of floor-to-ceiling cabinets, providing excellent storage. Integrated appliances comprise a fridge/freezer and dishwasher. The room provides ample space for a dining table and chairs. To the far corner, a door leads to an entrance porch with space to hang coats and store shoes, with an external door out to the courtyard at the front of the property.

On the first floor there is a generously proportioned bedroom with beams and an exposed brick chimney breast with inset shelving. To one side of the chimney breast is a built-in wardrobe. Further along the landing is the contemporary family bathroom comprising a white suite with a bath with shower over, WC, and wash hand basin. Adjacent to the bathroom is a single bedroom currently used as a study. The boiler is housed in this room and was replaced just a few years ago. A door from the landing opens to a further turned staircase rising to the second floor.

The second floor is dedicated to the inviting master bedroom with a built-in wardrobe. The room has an attractive partially exposed A-frame and stunning elevated views across the rear garden and towards the Wotton escarpment.

The property is connected to all mains services: gas, electricity, water and drainage. Council tax band B (Stroud District Council) The property is freehold. EPC – C(69).



The house is approached from the rear side of the property down a private no-through lane leading to the tarmac driveway, providing parking for several vehicles ahead of the garage built by the current owners. The garage has power and light, an automated roller door, and ample space for both parking a vehicle and creating a workshop area. An internal door at the far end leads into the studio. This versatile room can be used as an independent space and is filled with natural light thanks to a window overlooking the rear garden. The studio has an external door and benefits from power, light, and plumbing. A gated flagstone path leads down the side of the garage, with several steps up into the main garden. The garden is bordered by a mix of fencing and hedges and is predominantly laid to lawn with mature herbaceous borders and a specimen tree. In the centre of the garden, there is a composite decking area with a pergola, providing an ideal space for entertaining during the warmer months.

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's secondary school, doctors' and dentists' surgeries, an independent cinema, and 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, giving easy access throughout the southwest.

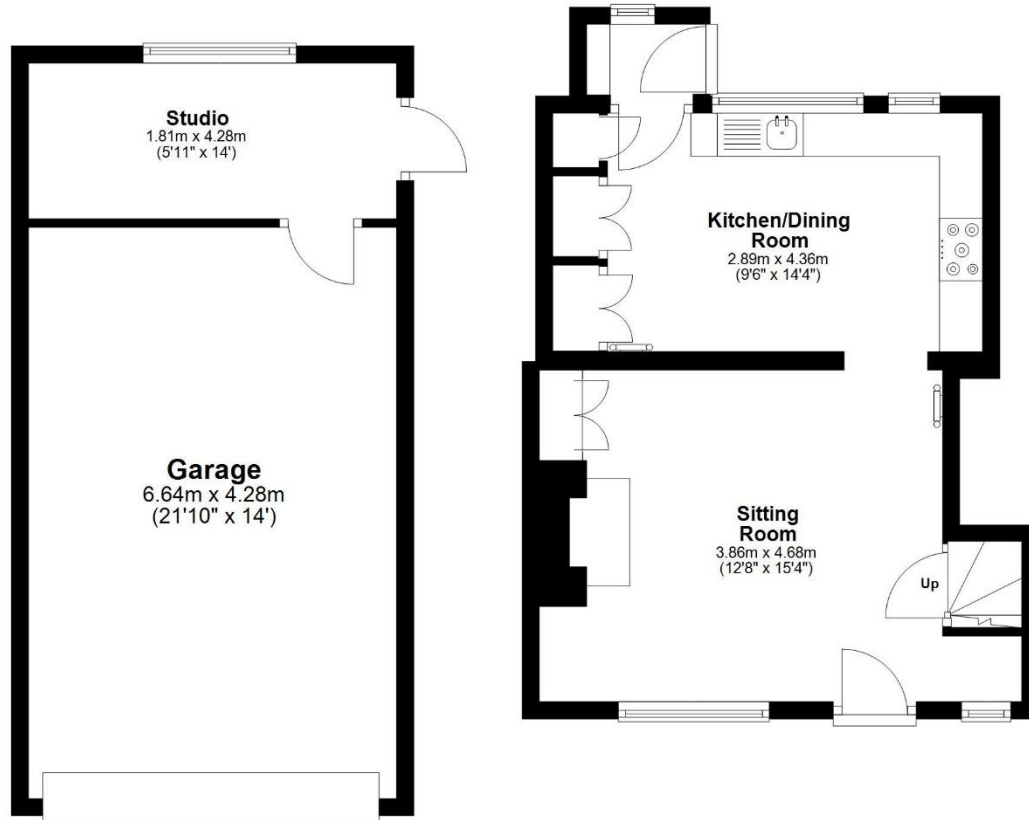
Guide Price £425,000



Ground Floor

Main area: approx. 35.9 sq. metres (386.7 sq. feet)

Plus garages, approx. 28.4 sq. metres (305.8 sq. feet)
Plus studio, approx. 7.7 sq. metres (83.3 sq. feet)

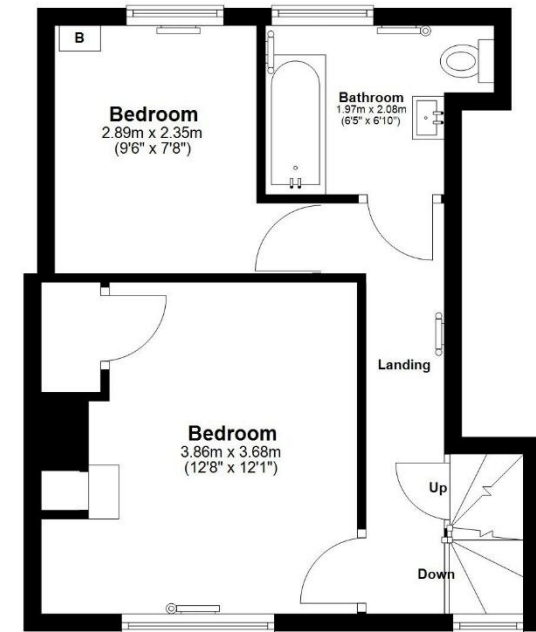


Main area: Approx. 88.9 sq. metres (956.4 sq. feet)

Plus garages, approx. 28.4 sq. metres (305.8 sq. feet)
Plus studio, approx. 7.7 sq. metres (83.3 sq. feet)

First Floor

Approx. 33.8 sq. metres (363.4 sq. feet)



Second Floor

Approx. 19.2 sq. metres (206.4 sq. feet)

