

hunter
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17 Orchard Walk, Wotton-under-Edge, Gloucestershire GL12 8SD

A beautifully presented three bedroom detached home, tucked away at the end of a quiet cul-de-sac and set within a delightful wraparound garden with the benefit of off-street parking.

Occupying a favourable position within a cul-de-sac in the heart of Kingswood village, this detached home has been subject to a series of thoughtful improvements during its current ownership, including a new heating system, plastering throughout and a garage conversion that now provides a flexible space ideal for a home office, utility room or workshop. The accommodation is immaculately presented throughout and provides a sociable yet flexible layout across the ground floor.

The front door opens into a bright and welcoming open plan kitchen and dining area with stairs rising to the first floor. The room boasts a dual aspect and is filled with natural light. The front half of the room is a dining area with ample space for a table and chairs plus a sideboard. The modern kitchen is fitted with a range of base and wall units finished with solid oak work surfaces and a peninsula naturally divides the room. Integrated appliances include a double oven, gas hob with extractor hood, a fridge freezer and dishwasher. To one corner of the room is access to a convenient under stairs storage cupboard, and the space flows through to a rear porch that houses the updated boiler and offers direct access to the garden. Beyond the kitchen a door opens into a hallway accessible via two external doors from the front and rear of the property. From here is a downstairs cloakroom with W.C and wash basin, plus the converted garage which is fully insulated and is a flexible room, currently used as a workroom and utility. It could equally make a great snug, playroom or even a fourth bedroom. The sitting room completes the ground floor accommodation and is a well-proportioned room that enjoys another dual aspect with a window to the front and French doors to the rear. A focal gas fireplace sits along one wall creating a lovely feature within the room.

Upstairs, the landing serves three well-proportioned bedrooms and a family bathroom. The master bedroom is of particularly good size and also benefits from a dual aspect. Completing the first-floor accommodation is the contemporary bathroom comprising a shower, W.C and basin set within a vanity unit.

The property is connected to mains services of gas, electricity, water and drainage. Council tax band E (Stroud District Council). The property is freehold.

EPC – D(67).



Externally, the property benefits from driveway parking for multiple vehicles and a neatly maintained front lawn. The impressive rear garden wraps around the house and has been thoughtfully landscaped providing paved paths and patio areas, raised flower beds, a pergola, a storage shed and a summer house. A side pedestrian gate provides easy access to the front, making the garden both practical and enjoyable.

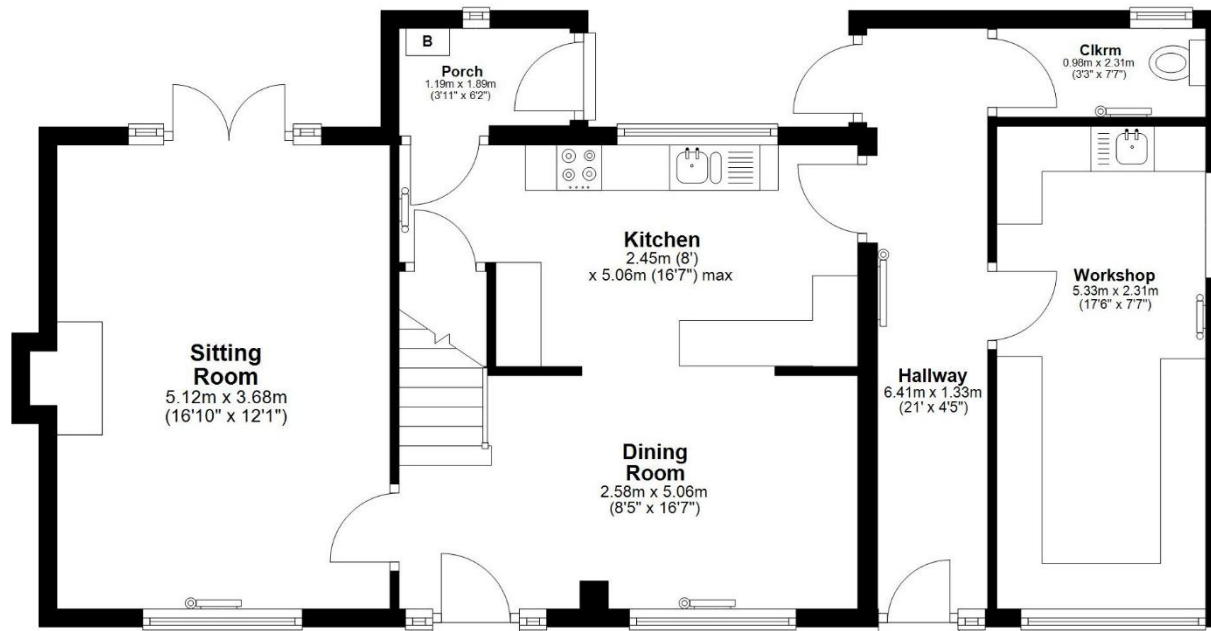
Kingswood is a very popular village situated within close proximity to the market town of Wotton-under-Edge, and provides great commuter links to Bristol, Gloucester and Cheltenham. The village benefits from a convenience store with post office, a public house and village hall. In addition to the primary school situated in the heart of the village, Kingswood is also in the catchment area for the highly regarded Katharine Lady Berkeley (KLB) secondary school which sits between Kingswood and Wotton-under-Edge.

Guide Price £525,000



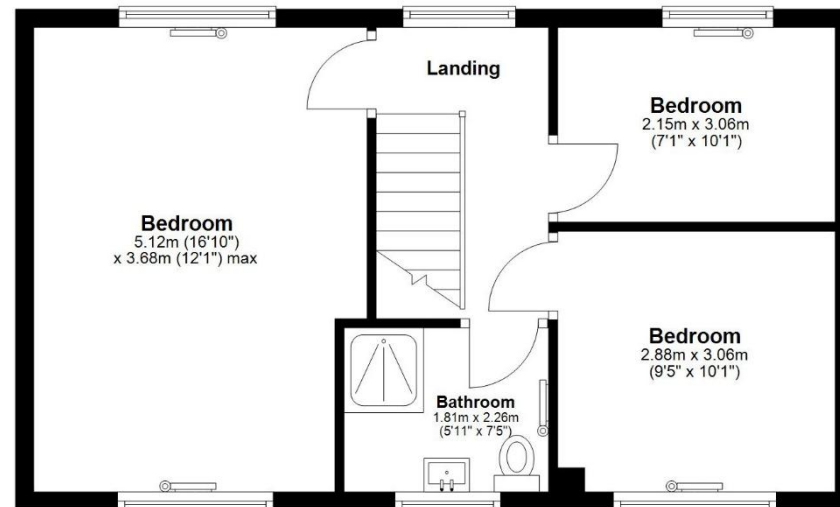
Ground Floor

Approx. 72.2 sq. metres (777.5 sq. feet)



First Floor

Approx. 45.3 sq. metres (487.6 sq. feet)



Total area: approx. 117.5 sq. metres (1265.2 sq. feet)

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