



hunter
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22 Court Meadow, Wotton-under-Edge, Gloucestershire GL12 7JA

Situated in a peaceful position on the outskirts of Wotton-under-Edge, this beautifully maintained semi-detached home benefits from impressive rural views and features three bedrooms, a charming rear garden, and a driveway.

Court Meadow is a residential cul-de-sac located on the northern side of the Cotswold market town of Wotton-under-Edge. This particular property has been a truly cherished home to the current owners for the past 46 years and now offers a well-maintained home for a new family, with scope to enlarge (subject to the relevant permissions) if desired. The accommodation is arranged across two floors and extends to approximately 916 sq.ft.

Entering via the front door leads into the welcoming entrance hallway, which has doors to the sitting room and kitchen, plus stairs rising to the first floor with a handy cupboard underneath. The sitting room is positioned at the front of the property, with a fantastic picture window that showcases the impressive rural view into the valley that surrounds the town. On the opposite wall is a feature fireplace with an inset gas fire. The dining room and kitchen are set to the rear of the property and connected via a door. The kitchen is arranged in a galley style with fitted wall and base units finished with laminated worktops. Integrated appliances include a double oven and gas hob with extractor hood, and there is space for a fridge-freezer, along with plumbing for both a washing machine and a tumble dryer. A side window lets in plenty of natural light, and a half-glazed back door opens onto the garden. The adjacent dining room has a large window overlooking the garden, and there is plenty of space for a dining table and chairs.

On the first floor, the landing serves the three bedrooms and bathroom, as well as two useful cupboards, one of which houses the hot water cylinder. There is also a hatch providing access to the attic, and a side window provides further natural light. Two of the bedrooms are generously sized, and one features fitted wardrobes across the depth of the room. The third bedroom is a single, currently used as a study. All three bedrooms enjoy fantastic views: towards the valley at the front, and across the rooftops of the town towards the tower of St Mary's Church at the rear. The bathroom completes the first floor and is a neutrally tiled room comprising a white suite with a shower over the bath.

Externally, there is a generous driveway running along the side of the house, comfortably accommodating up to three vehicles. A well-maintained front garden consists of a small lawn with shrub and flower borders on all sides. The rear garden is a pleasant and private area that enjoys a southerly aspect. A patio area leads directly out from the house and is partially covered with a pergola, before opening onto a lawn with mature borders. To one side, there is both a greenhouse and a garden shed.



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

EPC – D (61).

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

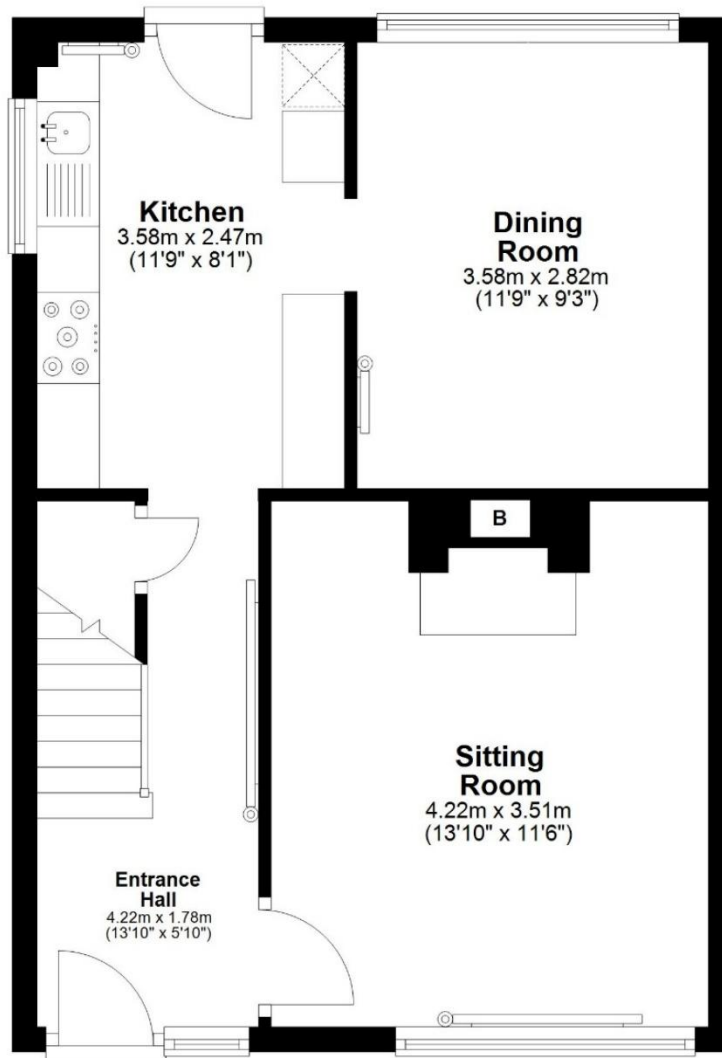


Guide Price £375,000



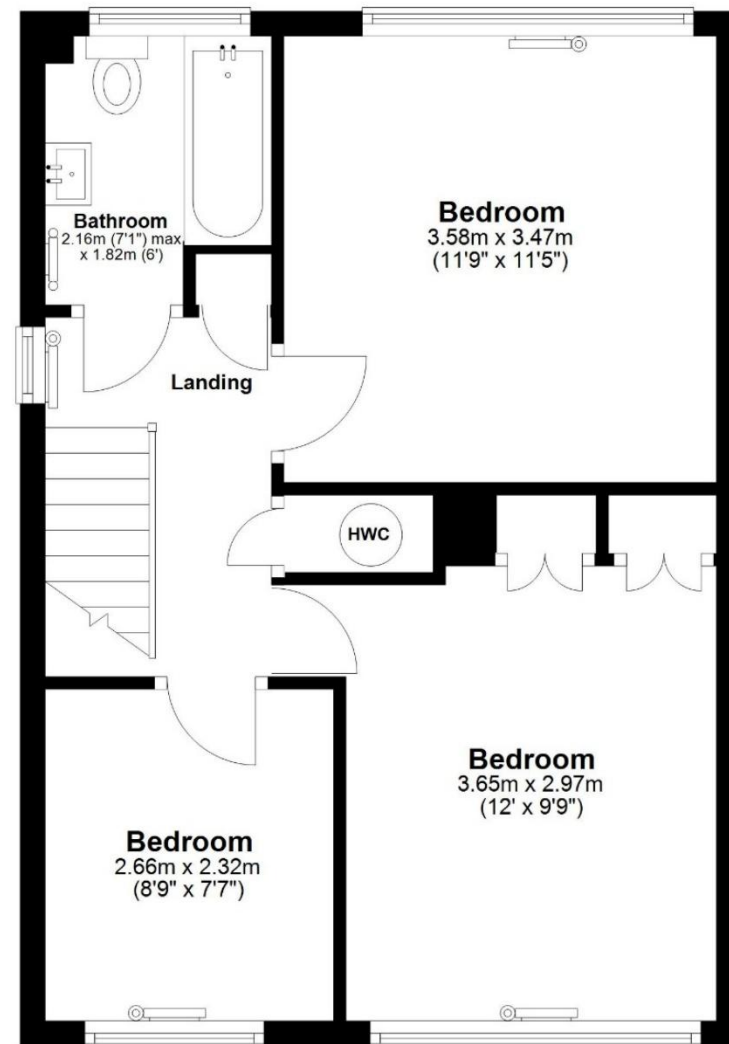
Ground Floor

Approx. 42.6 sq. metres (458.3 sq. feet)



First Floor

Approx. 42.6 sq. metres (458.3 sq. feet)



Total area: approx. 85.2 sq. metres (916.7 sq. feet)