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109 Parklands, Wotton-under-Edge, GL12 7NR

A superb four-bedroom Wotton family home that is all about the views, complemented by a south-facing rear garden, off-street parking, and a driveway.

Parklands is a mature development of mainly detached homes built some 45 years ago, offering a short stroll into the town centre and easy access to both primary and secondary schools. This particular property is understood to have been completed in 1981, and occupies one of the most elevated positions on the road and enjoys an impressive outlook towards the Cotswold Escarpment and across to Coombe, into the Tyley Valley. The current owners have lived at the property since 2009 and, during this time, have lovingly maintained and updated it throughout. The accommodation extends to over 1,400sq. ft. and offers a spacious and versatile layout well suited to modern family life.

The front door, accessed via a handy open porch, opens into an entrance hallway with doors leading to the sitting room and kitchen. Stairs rise to the first floor, with a useful open space beneath that could be utilised for shoe storage. The sitting room is generously proportioned, with the main focal point being the stunning view through the large picture window to the front. To the opposite side of the room is a feature fireplace with a stone surround and mantel, housing a wood burner. The sitting room opens into the adjacent dining room, with solid oak flooring flowing seamlessly throughout the space. There is ample room for a dining table and chairs, and glazed patio doors open into a conservatory, which provides a pleasant seating area overlooking the garden. The kitchen can be accessed from both the dining room and the hallway, allowing for a sociable flow through the ground floor. It is fitted with a contemporary range of gloss-finish wall and base units with wooden-effect worktops, incorporating a central breakfast bar. Integrated appliances include an electric hob with extractor hood, double eye-level ovens, a fridge, and a dishwasher. A further door leads to the utility room, which in turn provides access to the garden, the integral garage, and a ground-floor shower room with WC and wash basin. The utility room is fitted with a base unit and sink and offers space and plumbing for a washing machine, tumble dryer, and an additional fridge freezer.

On the first floor are four well-proportioned bedrooms and a family bathroom, all accessed from the central landing. The landing also benefits from a linen cupboard and a hatch providing access to the loft. Three of the bedrooms are comfortable doubles, two of which enjoy elevated views to the front and feature built-in cupboards within the eaves. The third and fourth bedrooms overlook the rear garden, with the fourth being a good-sized single room currently used as a home office. The neutrally decorated family bathroom completes the accommodation and comprises a white suite with a shower over the bath, WC, and wash basin.



Externally, the property enjoys a fully south-facing rear garden, allowing maximum enjoyment of the sunshine during the summer months, while also offering a good degree of privacy. A patio spans the full width of the rear of the house, with the remainder laid mainly to a gently sloping lawn bordered by mature and well-stocked flowerbeds and shrubs. Side access is available on both sides of the property.

To the front is a low-maintenance garden, again mainly laid to lawn, with planted borders and two trees. A driveway leading to the garage provides comfortable off-street parking for two vehicles.

The property is connected to mains gas, electricity, water, and drainage.

Council Tax Band E (Stroud District Council).

Tenure: Freehold.

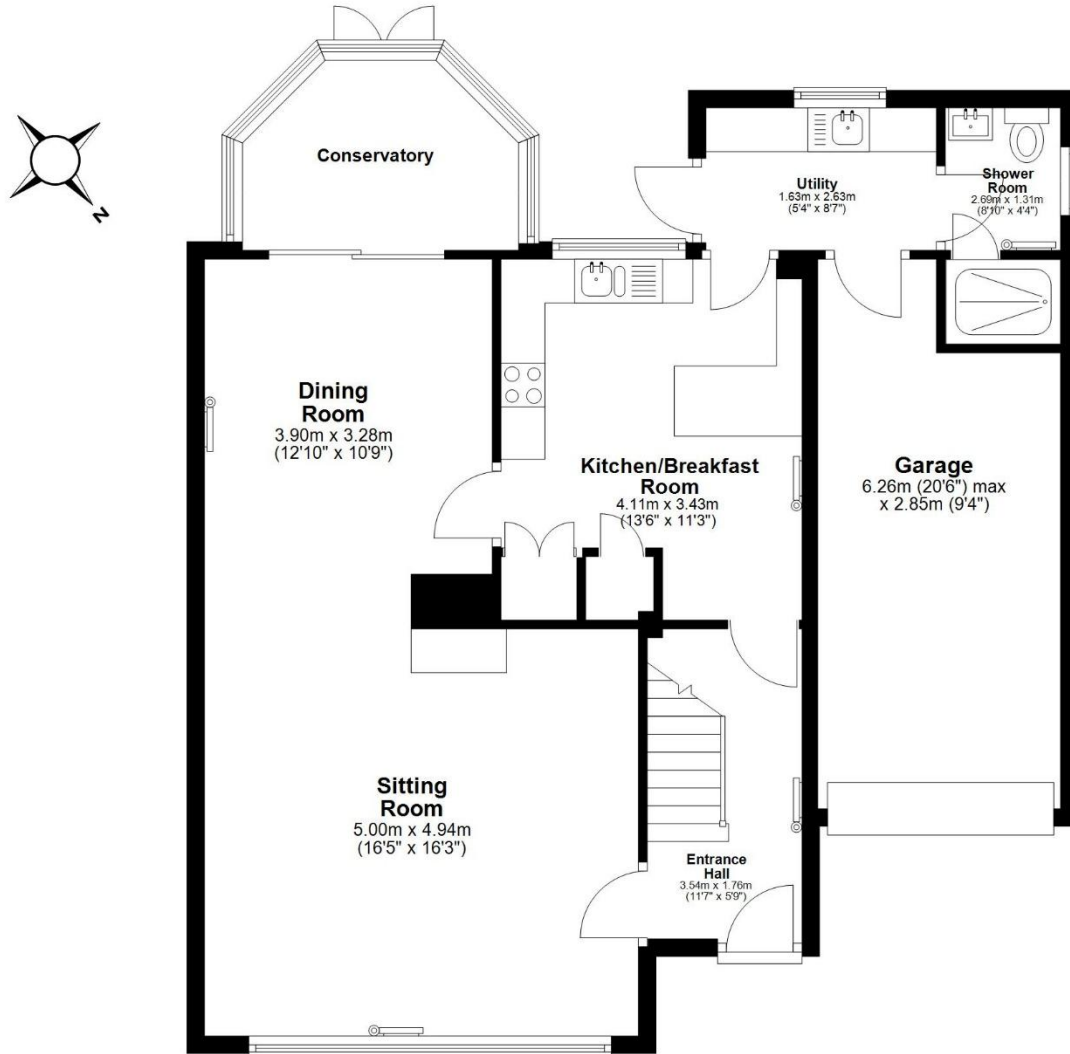
EPC rating - C(69)

Guide Price £585,000



Ground Floor

Main area: approx. 72.5 sq. metres (780.2 sq. feet)
Plus garages, approx. 16.3 sq. metres (175.5 sq. feet)



First Floor

Approx. 58.4 sq. metres (628.5 sq. feet)



Main area: Approx. 130.9 sq. metres (1408.7 sq. feet)

Plus garages, approx. 16.3 sq. metres (175.5 sq. feet)