

hunter  
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39 Old Town, Wotton-under-Edge, Gloucestershire GL12 7DH

An outstanding, detached double fronted Victorian property set in an elevated position in the heart of Wotton-under-Edge with well-proportioned accommodation and charming, enclosed, established gardens.

39 Old Town is truly a delightful and much-loved period home offering flexible living accommodation across its three floors. The property is eye-catching with its double fronted façade and enjoys a wealth of character features throughout including fireplaces and sash windows. In brief there are three reception rooms (including a garden room), a kitchen, utility room and five double bedrooms, along with two bathrooms and a cellar – in all reaching in excess of 2400sq.ft.

The property is entered into a central hallway with a wooden floor and stairs that rise to the first floor. At the far end of the hallway a door leads out into the rear courtyard, which is just one of the garden areas that accompany the house. The sitting room sits to the right of the hallway and is filled with natural light from the large sash window, and the fireplace with woodburning stove inset makes a real focal point to the room. The second reception room sits to the opposite side of the hallway with a matching sash window and enjoys parquet flooring plus an ornate open fireplace with an attractive tiled hearth. To either side of the fireplace are two alcoves one of which houses a partially glazed display cabinet. The kitchen sits to the rear and has a quarry tiled floor with fitted base cabinets and space for a range cooker. There is space and plumbing for a dishwasher, as well as space for a freestanding dresser. Beyond the kitchen is the dining room which is an elegant space with a spiral staircase in one corner leading up to the garden room. This light filled room is a very sociable space enjoying French doors opening into the garden. A utility/laundry room sits back across the hallway from the kitchen and offers generous storage along with space and plumbing for a washing machine and tumble dryer and a W.C. The cellar is also accessed from the central hallway.

On the first floor, there is a double aspect central landing that provides access to three of the five bedrooms. These three rooms are well-proportioned, double bedrooms all with feature fireplaces. One of the bedrooms has access to a 'Jack and Jill' shower room with a useful wall of built-in storage. The second door links back to the landing, where a separate family bathroom is also found within a light filled room with a vaulted ceiling. The suite comprises a free-standing cast iron claw foot bath, wash hand basin and W.C.

On the second floor there are two further double bedrooms, which the current family use as guest rooms.



At the front of the property a series of gradual steps between established borders with a specimen tree in one corner lead to the front door. A gothic arched pedestrian gate to one side of the house opens into the rear garden. The idyllic rear garden is a real gem found in the heart of the town. Enjoying complete privacy, the garden has different areas to make the most of the space throughout the day. A lower courtyard area borders the house with a side access gateway and a series of steps rising to the main garden which is predominantly laid to lawn. There is a hexagon shaped, stone built summer house, complete with a power supply, which offers an array of uses including a home office. Other areas include a vegetable garden, pond, and a seating area that offers a secluded retreat, and various entertaining spots.

We understand the property is connected to all mains services; gas, electricity, water and drainage. Council tax band E (Stroud District Council).

EPC – D(56).

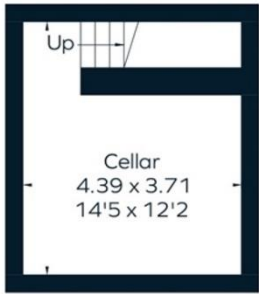
The town of Wotton-under-Edge offers a wide range of amenities, including independent retailers and supermarkets. The town also offers primary schools, the highly regarded Katherine Lady Berkeley secondary school, doctors and dentists' surgeries, an independent cinema, along with leisure facilities. 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 £625,000**



Approximate Area = 218.6 sq m / 2353 sq ft  
 Cellar = 16.6 sq m / 179 sq ft  
 Outbuildings = 6.4 sq m / 69 sq ft  
 Total = 241.6 sq m / 2601 sq ft  
 Including Limited Use Area (4.2 sq m / 45 sq ft)



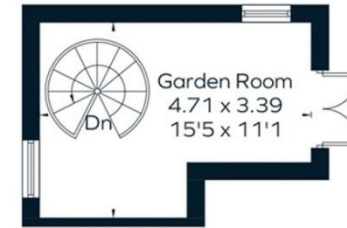
Cellar

Cellar  
 4.39 x 3.71  
 14'5 x 12'2



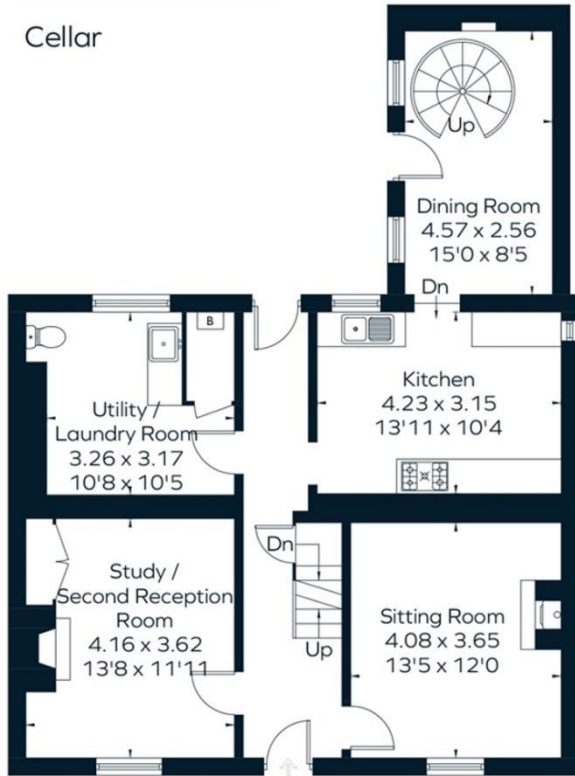
(Not Shown In Actual Location / Orientation)  
 Outbuildings

3.23 x 2.59  
 10'7 x 8'6



First Floor

Garden Room  
 4.71 x 3.39  
 15'5 x 11'1



Ground Floor

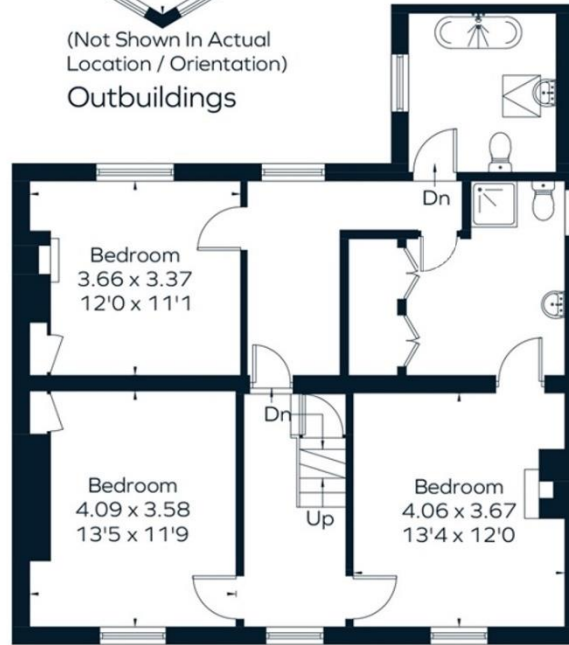
Dining Room  
 4.57 x 2.56  
 15'0 x 8'5

Kitchen  
 4.23 x 3.15  
 13'11 x 10'4

Utility /  
 Laundry Room  
 3.26 x 3.17  
 10'8 x 10'5

Study /  
 Second Reception  
 Room  
 4.16 x 3.62  
 13'8 x 11'11

Sitting Room  
 4.08 x 3.65  
 13'5 x 12'0

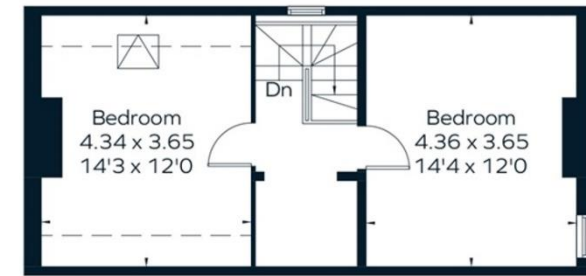


First Floor

Bedroom  
 3.66 x 3.37  
 12'0 x 11'1

Bedroom  
 4.09 x 3.58  
 13'5 x 11'9

Bedroom  
 4.06 x 3.67  
 13'4 x 12'0



Second Floor

Bedroom  
 4.34 x 3.65  
 14'3 x 12'0

Bedroom  
 4.36 x 3.65  
 14'4 x 12'0

□ = Reduced head height below 1.5m