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20 Jays Mead, Wotton-Under-Edge,
GL12 7JF

Price Guide
£580,000



NESTLED IN THE DESIRABLE CUL-DE-SAC OF JAYS MEAD, WOTTON-UNDER-EDGE, THIS SPACIOUS DETACHED HOUSE OFFERS AN EXCEPTIONAL LIVING EXPERIENCE FOR FAMILIES AND INDIVIDUALS ALIKE. WITH FOUR GENEROUSLY SIZED BEDROOMS, THIS PROPERTY PROVIDES AMPLE SPACE FOR RELAXATION AND PRIVACY. THE LAYOUT INCLUDES TWO INVITING RECEPTION ROOMS, KITCHEN-BREAKFAST ROOM, CLOAKROOM, TWO ADDITIONAL BATHROOMS, AMPLE STORAGE THROUGHOUT, GARAGE, GARDEN WITH VIEWS. EPC D, COUNCIL TAX BAND E. MUST BE SEEN TO BE FULLY APPRECIATED.

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SITUATION

Situated in the heart of Wotton under edge on the highly desirable area of Jays Mead and within walking distance to the thriving town of Wotton, offering a variety of amenities including independent retailers, supermarket, restaurants and bars. The town also proudly has its own cinema. There are primary schools, doctors and dentist surgeries along with leisure facilities. Katherine Lady Berkeley Comprehensive School is just on the outskirts of the town centre. Wotton-under-Edge is situated close to the M5 motorway at Falfield (Junction 14) and the A38, which gives easy access throughout the South West.

DIRECTIONS

From the War Memorial at the bottom of Old Town head towards the junction where it forks to the right, signposted Hillesley/Hawkesbury keep on the road ahead of you to Synwell passing The Ram Inn on the right. Continue up the incline and Jays Mead is the turning on the right towards the top of the hill and number 20 can be found on the right hand side within the cul de sac.

DESCRIPTION

This sought after property has been in the same ownership for many years and has been lovingly upgraded by the current owners over time. The property is well proportioned throughout and offers ample space for a growing family. Comprising: entrance hallway, cloakroom, lounge with woodburning stove, leading onto the well appointed dining room and kitchen-breakfast room. Four first floor bedrooms, two bath/shower rooms and ample storage. Externally there is a single garage and off street parking along with front and rear gardens with views.

THE ACCOMMODATION

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

CANOPY PORCH

ENTRANCE HALLWAY

Spacious and welcoming entrance hall with radiator, attractive staircase with under stairs storage and additional built in cupboard with light,.

LOUNGE 4.65m x 4.29 (15'3" x 14'0")

The thoughtful design of the property allows for a harmonious flow between the living spaces with the lounge having wood burning stove, radiator and double glazed window to front and internal double doors leading through to;

DINING ROOM 4.09m x 3.81m (13'5" x 12'5")

Well proportioned room with radiator and dual apsect double glazed window to side and double glazed patio doors to rear offering views.

KITCHEN-BREAKFAST ROOM 3.81m x 3.71m (12'5" x 12'2")

Having been upgraded by the current owners this good size room offers an array of wall and base units with worktops incorporating sink and drainer, Bosch built in double oven and five ring gas hob with extractor over, built in fridge, utility area having worktop over and plumbing and space for the washing machine and slimline dishwasher along with additional storage space. Double glazed window and door to rear with views over the rear garden and beyond.

CLOAKROOM

Having opaque window to front, built in WC and vanity washbasin with storage under, radiator and ample space for storage.

ON THE FIRST FLOOR

LANDING

Spacious landing area with double glazed window to side and access to loft space with pull down ladder and partially boarded loft with light, airing cupboard housing immersion tank and with useful shelving.

BEDROOM ONE 3.68m x 3.43m (12'0" x 11'3")

Having built in double wardrobe, radiator and double glazed window with deep window sill to front.

BEDROOM TWO 3.02m x 2.87m (9'10" x 9'4")

Having useful built in double wardrobe, radiator and double glazed window to front.

BEDROOM THREE 3.15m x 2.49m (10'4" x 8'2")

Having radiator and double glazed window to rear offering views across the escarpment.

BEDROOM FOUR 3.18m x 2.34m (10'5" x 7'8")

Built in wardrobe with radiator and double glazed window to rear with views.

SHOWER ROOM

Having been added by the previous owners this useful addition provides additional facilities for a growing family. Having built in shower cubicle with electric shower, wash basing, WC and bidet, ladder radiator, partially tiled walls and double glazed window to side.

FAMILY BATHROOM

Cream suite comprising bath with mains shower over, wash basin and WC radiator and double glazed window to rear.

GARAGE 6.01m x 2.71m (19'8" x 8'10")

Having up and over door to front, light and power and housing Worcester boiler with personal door to rear for easy access.

EXTERNALLY

To the front of the property is a tarmacadam driveway for off street parking and lawned area with steps to front door. A side path and steel gate provide external access to the attractive and mature enclosed rear garden with fabulous views across Wotton and the escarpment. The good size patio area with greenhouse and shed leads to steps and lawned area with trees and shrubs and vegetable plot and onto barked area with summerhouse and private barbecue space.

AGENT NOTES

Tenure: Freehold
Services: All mains services are believed to be connected, Council Tax Band: E
Restrictions: No poultry to be kept.
Broadband: Overhead/underground wire (not fibre). Fibre available to external box.
For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information

FINANCIAL SERVICES

We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.

