



hunter  
french

13 Court Orchard, Wotton-under-Edge, Gloucestershire, GL12 7JB

A beautifully presented, three-bedroom semi-detached home which has been thoughtfully modernised and updated throughout. The property benefits from a driveway, a double height garage, and landscaped gardens all set against the backdrop of outstanding views over the town and surrounding countryside beyond.

Under the current ownership since 2019, numerous improvements have been made including an upgraded kitchen and bathroom, new windows and doors, skimmed ceilings, landscaped gardens and a composite decked terrace built at the front of the property, to name just a few.

Several steps gradually rise to the front door which opens into the entrance porch. A door off from the entrance porch provides access to the newly decorated downstairs WC. A part glazed internal wooden door opens into the sitting room bathed in natural light. Sliding doors open out onto the composite decked terrace with glazed privacy panels. This makes the ideal spot to sit and watch the sunset over Wotton hill. To one side of the sitting room stairs rise to the first floor with useful understairs storage. The sitting room flows seamlessly into the spacious, full-width kitchen/dining room at the rear of the house. There is an excellent range of contemporary wall and base cabinets. Integrated appliances include a dishwasher, fridge/freezer, and double oven along with space and plumbing for a washing machine. There is ample space for a dining table and chairs, and two windows overlook the garden. An external door from the kitchen leads out to the garden.

Upstairs, an attractive landing area with a window makes this a light filled space with doors to three generously sized bedrooms, the family bathroom and linen cupboard. The principal bedroom sits at the front of the property and enjoys exceptional uninterrupted views across the town towards Wotton hill. The room benefits from built-in wardrobes incorporating hanging rails, shelves and a built-in vanity unit. There is another double bedroom and a single bedroom, which was previously used as a home office but now a nursery. The fully tiled family bathroom has been recently modernised with a white suite comprising a bath with electric shower over, a wash basin set within a vanity unit, WC, heated towel radiator and a built-in shelved storage cupboard.

Externally, the driveway provides convenient off-road parking ahead of the single garage. The garage which has a brand-new roof is double height with power and light, offering exceptional storage or outstanding potential for conversion and/or extension into additional living space (subject to planning permissions). The boiler is conveniently located here, and a pedestrian door at the rear connects directly to the garden.



The recently landscaped garden, which includes new boundary fencing, has a patio and tiered terraces accessed by a series of paved steps. The top tier is predominantly laid to lawn, and the lower tiers are practical raised beds.

We understand the property is connected to all mains services: gas, electric, water and drainage. There is a water softener installed within the property.

Council tax band C (Stroud District Council). The property is freehold.

EPC – C(70).

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 Katharine Lady Berkely 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 South West.

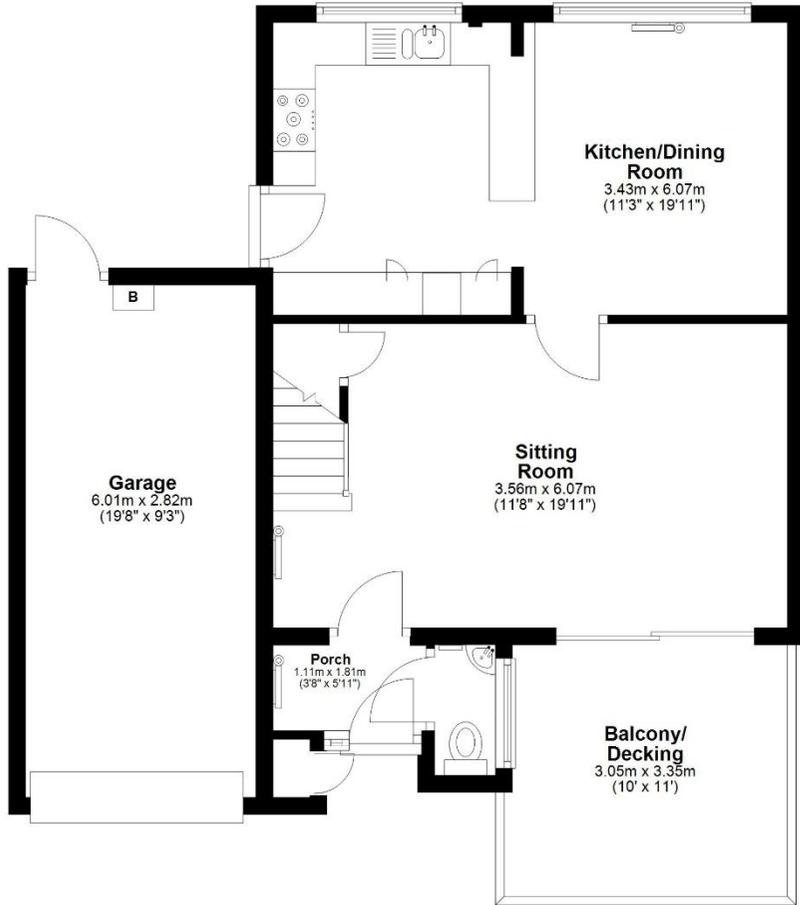


Guide Price £395,000



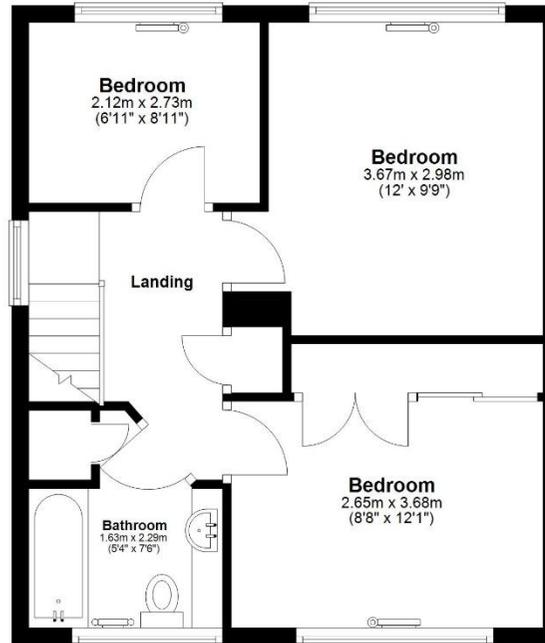
## Ground Floor

Main area: approx. 47.0 sq. metres (505.5 sq. feet)  
Plus garages, approx. 17.0 sq. metres (182.5 sq. feet)



## First Floor

Approx. 43.1 sq. metres (463.7 sq. feet)



Main area: Approx. 90.0 sq. metres (969.2 sq. feet)  
Plus garages, approx. 17.0 sq. metres (182.5 sq. feet)



Wotton-under-Edge Office  
32 Long Street  
Wotton-under-Edge  
GL12 7BT

Town and Country Specialists

01453 796333  
wotton@hunterfrench.co.uk  
www.hunterfrench.co.uk