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11 The Chipping, Wotton-under-Edge, GL12 7AD

A beautifully presented, two-bedroom cottage set over three floors with a courtyard garden and residents parking. Offered to the market with no onward chain.

11 The Chipping is a quintessential Grade II listed Cotswold stone cottage situated a stone's throw from the town centre. The property has been under the same ownership for just over 4 years and has been completely renovated to a very high standard during this time.

The property is entered through the porch-covered front door that leads into the cosy sitting room which is filled with natural light thanks to a double aspect. The chimney breast makes a charming focal point of the room, and has the potential to install a wood burner, if desired. There is an alcove to the side of the fireplace with shelving. Stairs from the sitting room rise to the first floor with a large understairs cupboard providing useful storage. A doorway on one side leads into the kitchen and at the other end of the room a further door leads to the shower room.

The impressive double aspect kitchen is fitted with an excellent range of stylish wall and base cabinets. Integrated appliances comprise an electric oven and hob with extractor hood above and a fridge freezer. There is space and plumbing for a freestanding washing machine. Along the length of one wall there is a breakfast bar and space for multiple stools. A part-glazed door leads out to the pretty courtyard garden.

Back across the sitting room, the shower room has a modern white suite comprising a wash hand basin set within a vanity unit, a corner shower cubicle with an electric shower, WC and a heated towel radiator.

A charming, curved staircase rises to the first-floor landing which is a light filled space thanks to the landing window looking out across the Cotswold escarpment. The first of two double bedrooms is situated on this floor with a dual aspect overlooking the front and back of the property.

The curved staircase from the landing continues to the top floor where an inviting attic room is situated with beautiful, exposed ceiling beams. The room is another double in proportions and a dormer window to the front affords the most beautiful views of the town and surrounding countryside beyond.



Outside the property there is a walled courtyard garden providing an ideal space for a table and chairs to enjoy al fresco dining. A stone built shed to one corner provides useful outside storage. Residents parking is available in front of the adjacent row of cottages, all available on a first-come-first served basis. The town car park also offers free short-term parking, which is just on from the residents' parking spaces.

We understand the property is connected to all mains services: gas, electric, water and drainage. Council tax band C (Stroud District Council). The property is freehold.

EPC – E(46).

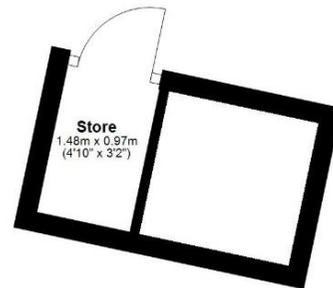
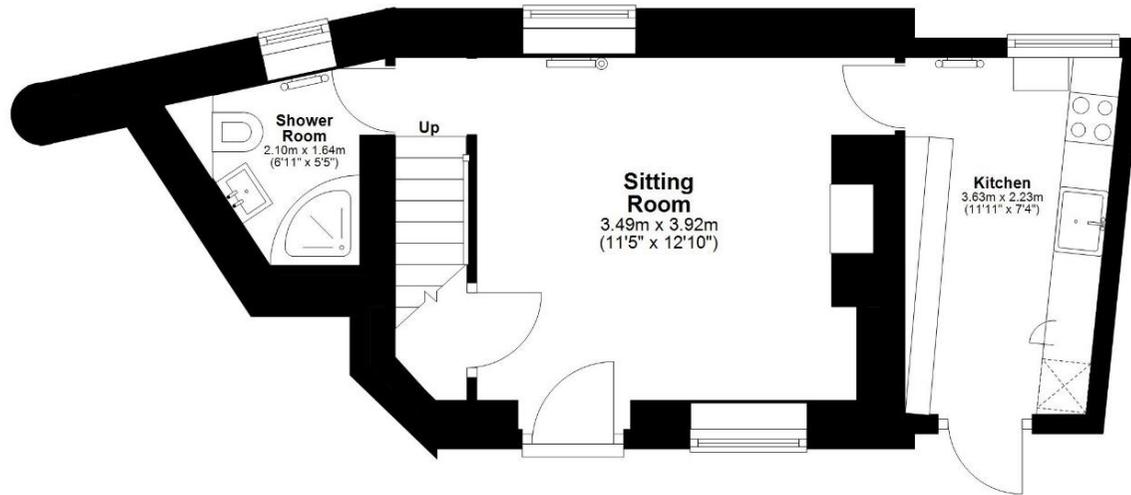
The town of Wotton-under-Edge offers a wide range of amenities, including independent retailers and supermarkets. The town also has two primary schools, the highly regarded Katharine Lady Berkeley's secondary school, doctors and dentists' surgeries, an independent cinema, along with leisure facilities. 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 £315,000



## Ground Floor

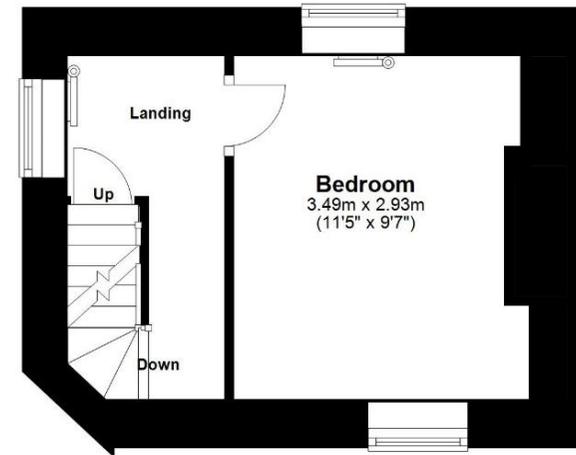
Main area: approx. 29.6 sq. metres (318.2 sq. feet)  
Plus outbuildings, approx. 1.4 sq. metres (15.5 sq. feet)



Main area: Approx. 61.3 sq. metres (660.2 sq. feet)  
Plus outbuildings, approx. 1.4 sq. metres (15.5 sq. feet)

## First Floor

Approx. 15.9 sq. metres (171.1 sq. feet)



## Second Floor

Approx. 15.9 sq. metres (170.9 sq. feet)

