



hunter
french

44 Bradley Road, Wotton-under-Edge, Gloucestershire, GL12 7DT

A lovingly maintained Grade II listed cottage filled with character features and enjoying an enclosed south-west facing garden. Offered to the market with no onward chain.

Believed to date back to circa 1820, 44 Bradley Road boasts a wealth of traditional features, including an exposed stone fireplace, sash windows and exposed wooden beams. Having been in the same ownership for over 30 years, the cottage has been beautifully maintained throughout this time and offers a comfortable home within walking distance of Wotton's historic town centre.

Entering through the front door leads into a welcoming, dual-aspect sitting room with an open fire set within an exposed stone fireplace, creating an attractive focal point. To one side of the room are stairs leading down to the lower ground floor and up to the upper levels. Also on the ground floor is a modern shower room comprising a corner shower cubicle with an electric shower, a wash hand basin, WC and heated towel radiator.

The lower ground floor houses the practical kitchen and dining space, comprising a collection of freestanding base units and various wall units. The focal point of the room is a gas-fired AGA set within the original fireplace surround. A tiled-effect vinyl floor runs throughout, while a window overlooks the garden and an external stable door provides direct access outside. There is space and plumbing for a washing machine and fridge freezer, together with a useful understairs storage area and a bespoke fitted wine rack.

On the first-floor landing, a tall sash window fills the space with natural light. The second bedroom is situated on this level and is a generous double room benefiting from a built-in storage cupboard with shelving. Adjacent is a study, which could equally be used as a single bedroom or nursery if required. This room enjoys an impressive outlook, showcasing the elevated views.

The principal bedroom occupies the second floor and is an inviting space featuring a vaulted ceiling and exposed beams. From here, the far-reaching rural views can be fully appreciated. The room also benefits from built-in wardrobes with hanging rails and an extensive range of shelving.



The south-west facing rear garden is an idyllic space arranged over two levels, separated by two traditional red brick outbuildings, one of which retains a serviceable outside WC. The garden is predominantly laid to patio and enclosed by timber fencing, creating a low-maintenance outdoor space with plenty of room for relaxing and entertaining. The second outbuilding provides a useful storage shed.

Please note the property does not benefit from allocated parking; however, there is ample on-street parking just a short stroll from the house.

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

EPC – Exempt (Grade II Listed).

The town of Wotton-under-Edge offers a wide range of amenities, including independent retailers and supermarkets. It also benefits from primary schools, the highly regarded Katharine Lady Berkeley's School, doctors' and dentists' surgeries, an independent cinema and leisure facilities. Numerous walking and cycling routes can be enjoyed directly from the doorstep, while the Cotswold Way passes through the town. Wotton-under-Edge is conveniently situated close to Junction 14 of the M5 motorway and the A38, providing excellent access throughout the South West.



Guide Price £325,000



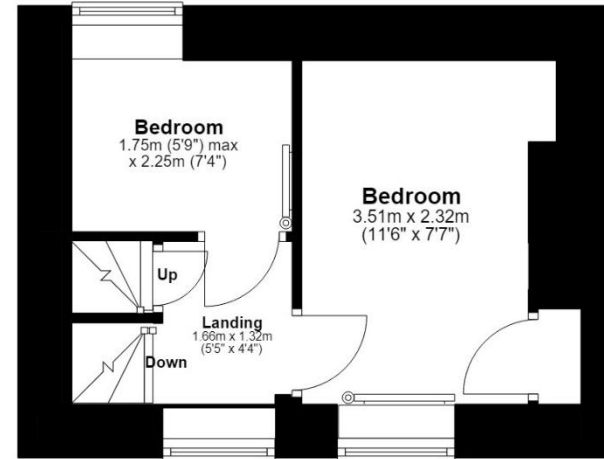
Lowest Ground Floor

Approx. 17.4 sq. metres (187.8 sq. feet)



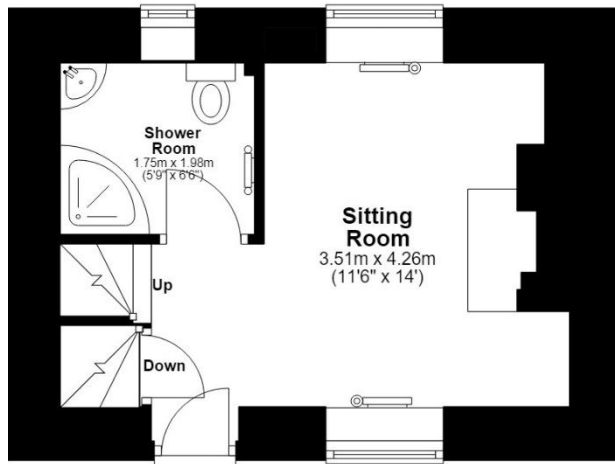
First Floor

Approx. 17.9 sq. metres (192.7 sq. feet)



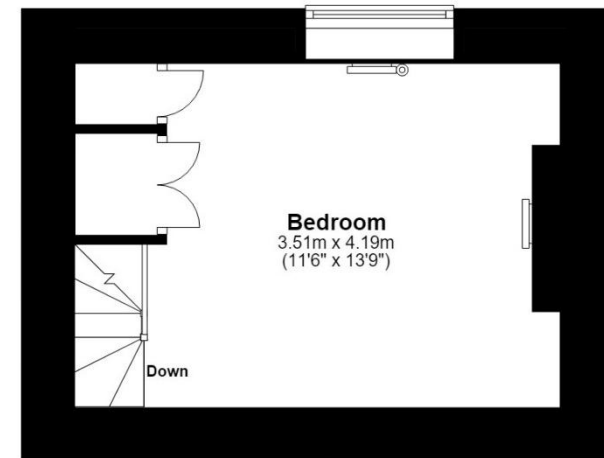
Upper Ground Floor

Approx. 18.4 sq. metres (198.5 sq. feet)



Second Floor

Approx. 16.8 sq. metres (181.2 sq. feet)



Total area: approx. 70.6 sq. metres (760.2 sq. feet)