



£815,000

The Orchard

Wotton-Under-Edge, GL12 8UX

HOBBS
PROPERTY AGENTS

PROPERTY SUMMARY

The property opens into a spacious and welcoming hallway that immediately sets the tone for the quality and scale found throughout. To the left, the principal living room is an impressive and beautifully light filled space, extending the full depth of the property. Bi folding doors open seamlessly onto the rear garden, creating an excellent connection between indoor and outdoor living, while a wood burning stove provides a striking focal point and a sense of warmth and comfort. Adjacent to this is a stunning kitchen, dining and breakfast room, thoughtfully designed for both everyday family life and entertaining. The space offers an abundance of storage along with a range of built in appliances, and enjoys direct access to the garden through further doors, allowing natural light to pour in. A separate utility room provides additional practicality and benefits from its own external access. The ground floor also features a downstairs cloakroom accessed from the hallway, along with a versatile play room or study, ideal for those working from home or in need of additional family space.

Upstairs, the first floor continues to impress with two exceptional principal bedrooms, both enjoying the luxury of their own en suite facilities. The main bedroom is particularly noteworthy, featuring a walk in dressing room that enhances the sense of space and refinement. Further double bedrooms on this level benefit from built in wardrobes and are well proportioned throughout. The second floor offers even more flexibility, with two additional generous double bedrooms and a well appointed family bathroom, making it perfectly suited to larger families or those seeking guest accommodation.

The property is approached via a sweeping driveway providing ample parking for several vehicles and access to a detached double garage with power and lighting. To the front, a neatly maintained lawn complements the setting and provides an attractive approach. The gardens wrap around the property, creating a natural sense of space and privacy. To the rear, the principal garden is generous in proportion and well suited to both family use and entertaining. A substantial patio area extends directly from the living room, offering an excellent outdoor dining and seating space. The garden is enclosed by stone walls, providing a pleasing sense of seclusion and character. In addition, there is a further area of lawned garden which offers additional outdoor space and provides direct access to the garage, adding both practicality and flexibility to the layout.

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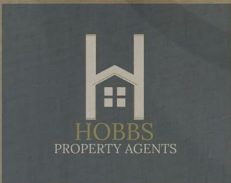
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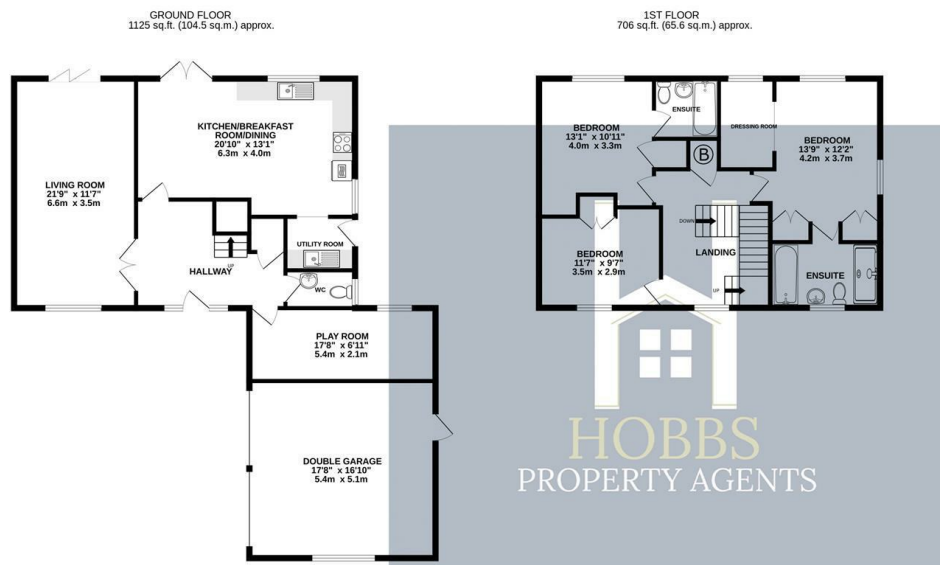




PROPERTY AGENTS







TOTAL FLOOR AREA : 2250 sq.ft. (209.1 sq.m.) approx.

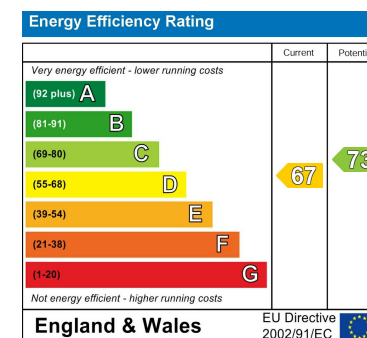
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
South Gloucestershire

TENURE
Freehold

COUNCIL TAX BAND
G

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE DETAILS

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