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9 Ellercroft Road, Wotton-under-Edge, Gloucestershire, GL12 7AX

Situated in a pleasant, elevated position on the edge of Wotton-under-Edge, this charming stone cottage offers a far-reaching rural outlook with the convenience of being within walking distance of the town centre.

Ellercroft Road sits on the western side of the town and most notably features a far-reaching southerly outlook across the South Gloucestershire countryside and towards the Severn Estuary. The cottage has been sympathetically restored by the current owners since they purchased it in 2010, having admired the property as neighbours prior to this. This extensive renovation included the installation of a damp-proof course, insulation, and new plumbing and electrics throughout, as well as replacement sash windows and a new front door. With accommodation set across two floors, the property is now ready for a new owner to take over and call it home.

Entering via the front door opens into the first reception room, which is currently used as a sitting room. An exposed brick chimney with a wood burner installed creates a cosy focal point, and there is ample space for the expected furniture. A connecting door leads into the second reception room, also located at the front, which showcases the view. This room features a beautiful, original exposed flagstone floor and is currently arranged as a dining room. These rooms offer great versatility and could easily be used in reversed roles.

Across the rear of the cottage is the kitchen, which enjoys a lovely outlook through two windows into the garden. The kitchen has a fitted selection of base units with shaker-style doors and is finished with solid wooden worktops. A breakfast bar is incorporated into part of the kitchen to provide a dining area, and space for the relevant appliances is available. A doorway to one side of the room opens into a handy understairs area, leading to a utility room which also has a W.C. and wash basin. There is plumbing and space for a washing machine here, along with the gas central heating boiler. The garden is accessed via a side door from the kitchen.

Rising to the first floor are three bedrooms and a bathroom, accessed from a landing area with an original exposed wooden floor that continues throughout the entire first floor. Two of the bedrooms are comfortable doubles and both sit at the front of the cottage, therefore enjoying the views, whilst the third bedroom is located at the rear overlooking the garden. The bathroom is fitted with a white suite that includes a shower over the bath, plus a W.C. and basin set within a vanity unit that provides useful storage.



Externally, the property benefits from usable garden areas to both the front and rear. To the front is a terrace spanning the width of the cottage, providing a raised patio that maximises the views. At the rear is a mature cottage garden comprising well-stocked borders and a flagstone pathway that meanders to a further terrace towards the end. There are two sheds, one of which has power and lighting, a small stone outbuilding, and a productive vegetable garden.

The property is connected to mains gas, electricity, water, and drainage. Council tax band C (Stroud District Council). The property is freehold.

EPC – C (69).

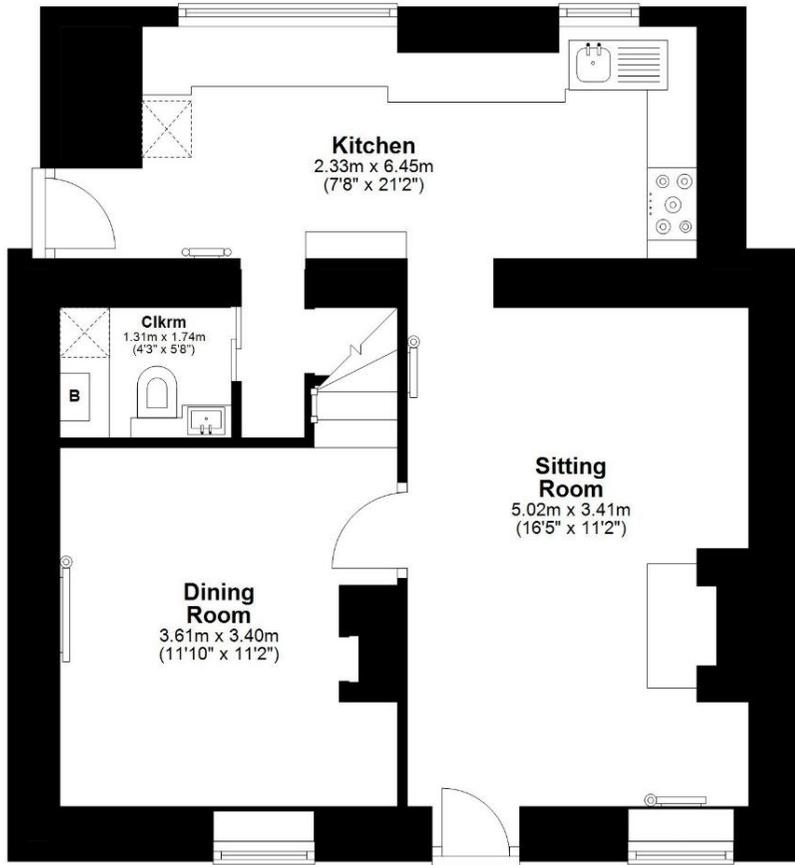
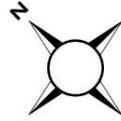
The town of Wotton-under-Edge offers a wide range of amenities, including independent retailers and supermarkets. The town also provides primary schools, the highly regarded Katharine Lady Berkeley's Secondary School, doctors' and dentists' surgeries, an independent cinema, and leisure facilities. There are numerous walking and cycling opportunities from the doorstep, and the Cotswold Way can be accessed nearby. Wotton-under-Edge is situated close to the M5 motorway (Junction 14) and the A38, providing easy access throughout the South West.

Guide Price £415,000



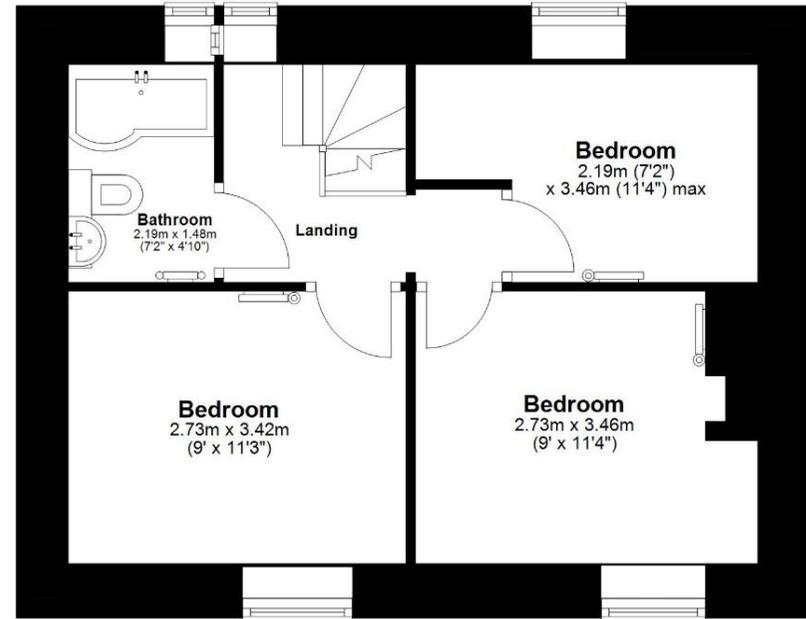
Ground Floor

Approx. 53.1 sq. metres (571.9 sq. feet)



First Floor

Approx. 35.0 sq. metres (376.9 sq. feet)



Total area: approx. 88.1 sq. metres (948.7 sq. feet)