

hunter
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7 Beechwood Grove, Wotton-under-Edge, GL12 7NH

A well maintained detached, three-bedroom bungalow, set on a corner plot within a cul-de-sac location enjoying outstanding views. Offered to the market with no onward chain.

Beechwood Grove is a small cul-de-sac of detached bungalows on the easterly side of Wotton-under-Edge. This particular bungalow was built in 1960 and has been owned by the same family since new. Over these years it has been a much-loved home and is now ready for a new owner to make it their own. The accommodation reaches approximately 1,154 sq.ft and offers great potential to reconfigure and or extend, subject to the relevant planning permissions.

The property is entered through a glazed front door into the entrance hallway with space to hang coats along with access to a useful storage cupboard. The welcoming sitting room sits to the front of the property and has a large bay window where views can be enjoyed towards the town and the surrounding countryside beyond. A real focal point of the room is the tile surround open fireplace. Adjacent to the sitting room is the double aspect dining room with a further door leading into the kitchen. The kitchen a good range of base and wall cabinets along with space for an oven and space and plumbing for a washing machine, fridge and freezer. A door from the kitchen opens to the rear garden.

On the other side of the entrance hallway is the bedroom accommodation where there is a principal bedroom with a double aspect at the rear adjacent to the family bathroom with a white suite comprising a bath with a shower over, hand basin and WC. There are two further smaller well-proportioned double bedrooms, one of which would make an ideal study. A separate cloakroom with a WC and wash basin completes the accommodation.

The property is approached via a series of gradual steps leading to the front door. To one side of this is a garden laid to lawn with established borders. A driveway is situated to the other side of the bungalow ahead of the single garage which has power and light and a separate pedestrian door to one corner. A footpath runs either side of the bungalow leading to the rear garden. The terraced rear garden has a patio running the width of the bungalow. Steps ascend to the main part of the garden which is predominantly laid to lawn with herbaceous beds and a hedge border. A greenhouse is situated to one corner of the garden. A pedestrian gate provides access to a footpath leading to beautiful walks in the surrounding countryside and woods beyond.



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

EPC – D (65)

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 £525,000



Ground Floor

Main area: approx. 107.2 sq. metres (1153.6 sq. feet)
Plus garages, approx. 18.6 sq. metres (200.5 sq. feet)



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