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15 Court Meadow, Wotton-Under-Edge,  
GL12 7JA

Asking Price  
**£335,000**



SPACIOUS END-TERRACED HOUSE WITH SPECTACULAR VIEWS OVER COOMBE HILL  
SITUATED ON A LARGE CORNER PLOT - ENTRANCE HALL - LOUNGE/DINER - MODERN  
KITCHEN - CONTEMPORARY BATHROOM - THREE DOUBLE BEDROOMS - FAMILY ROOM -  
INTEGRAL GARAGE - OFF STREET PARKING - LARGE REAR GARDEN - BASEMENT  
STORAGE - CUL-DE-SAC LOCATION - ENERGY RATING D

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# 15 Court Meadow, Wotton-Under-Edge, GL12 7JA

## SITUATION

This spacious end terraced three bedroom property is situated in an elevated position, boasting spectacular views and larger than average garden to side and rear. The property is within a few minutes drive of this popular Cotswold town centre and its amenities. Wotton-Under-Edge offers a variety of independent retailers, supermarket, primary schools, doctors and dentists surgeries, cinema, along with leisure facilities. The town is situated within five miles of the M5 motorway and the A38 which gives easy access throughout the South West.

## DIRECTIONS

From the War Memorial proceed down the incline into Potters Pond passing the Ram Inn on the right hand side and continue taking the second turning on the left into Court Orchard then take the second turning left and the following left turning into Court Meadow with no. 15 being at the head of the cul-de-sac.

## DESCRIPTION

This 'gem' of a property offers well laid out family accommodation, comprises of entrance hall, through lounge/diner, modern kitchen with views, inner hallway giving access to integral garage and lower ground floor staircase to additional family room and further under house storage area. On the first floor there are three good size bedrooms, and contemporary bathroom. Externally the property comes in to its own, having garage and driveway to the front and larger than average gardens to side and rear with exceptional views across Coombe Hill. The property benefits from gas central heating, extensive double glazing and ample storage. Energy Rating D

## THE ACCOMMODATION

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

## ON THE GROUND FLOOR

### ENTRANCE PORCH

Welcoming entrance hallway with part glazed door with side screen, well utilised space for coats and shoes and oak door leading to:

### LOUNGE/DINER 4.11m widening to 6.76m x 3.88m max (13'5" widening to 22'2" x 12'8" max)

Having dual aspect windows to front and rear offering a light and airy feel with rear views of Coombe Hill, lounge area having radiator, feature fireplace with hearth and woodburning stove, and leading

through to dining area with ample space for dining and additional entertaining, radiator and stairs to first floor.

### KITCHEN 3.60m x 2.47m (11'9" x 8'1")

Leading from the dining area and having a range of built-in wall and base cupboard with high gloss doors and worktops over and incorporating a stainless steel sink and drainer, built-in double oven, four ring ceramic hob with extractor over, plumbing and space for washing machine, and space for freestanding fridge freezer, a double glazed window offers fabulous country views with partially double glazed window door to rear garden. An internal door leads through to:

### INNER STAIRCASE TO LOWER GROUND FLOOR

Giving internal access to garage and stairs leading down to lower ground floor to:

### BASEMENT ROOM 3.58m x 2.46m (11'8" x 8'0")

This versatile space offers extra space for gaming/crafts or family space having under stairs alcove for additional storage, power and lighting and provides internal access to additional storage area and garden access.

### STORAGE CELLAR AREA 6.82m x 2.77m (22'4" x 9'1")

Cellar area with ample storage space (restricted height) with power and lighting and external door leading to rear garden.

## ON THE FIRST FLOOR

### LANDING

Access to loft space, large built-in cupboard.

### BEDROOM ONE 4.26m max x 3.03m max (13'11" max x 9'11" max)

Having large double glazed window to front, radiator, and two double built-in wardrobe providing ample storage space.

### BEDROOM TWO 3.46m widening to 3.64m into door recess x 3.15m (11'4" widening to 11'11" into door recess x 10'4" )

Having double glazed window to front and radiator.

### BEDROOM THREE 2.770m x 2.40m (9'1" x 7'10")

With radiator and double glazed window to rear with views of Coombe Hill,

## BATHROOM

Modern suite comprising: bath with mains shower over incorporating rain shower head and screen, built-in WC and vanity wash basin with storage under, chrome ladder radiator, double glazed window to rear, and attractive tiled floor.

## GARAGE 5.26m x 2.51m (17'3" x 8'2")

Having internal door to rear, power and lighting and remote controlled roller door to front.

## EXTERNALLY

To the front of the property a concrete driveway with off street parking leads to the garage and front door, a gravelled area and short pathway lead to a wooden side gate providing access to the larger than average enclosed rear garden, having ample lawned area to side and rear, and good size patio area with balustrade and brick barbecue, ideal for entertaining with far reaching views across the escarpment. The property is edged by wooden fencing and hedgerow with a scattering of shrubs and trees. There is hardstanding for shed and steps to upper floor and kitchen.

## AGENT NOTES

Tenure: Freehold  
Services: All mains services are believed to be connected  
Council Tax Band: C  
Broadband: Fibre to the Premises  
For mobile signal and wireless broadband: Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for more information

## VIEWING

By appointment with the owner's sole agents as over.

## FINANCIAL SERVICES

We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.

