hunter french



22a Gloucester Street, Wotton-under-Edge, Gloucestershire, GL12 7DN

A beautifully presented detached, three-bedroom home situated in an elevated position with a pleasant view across the town and surrounding countryside, accompanied by a southerly facing rear garden, driveway and single garage which has been converted into an office/storeroom.

Gloucester Street is situated to the western side of the town and just a short stroll from the centre. This individual property was built in 2001 and has been home to the current owners since 2021 offering accommodation set across two floors reaching approximately 896 sq.ft/83.2 sq.m. Under the current ownership all the external doors and windows have been replaced.

Entering through the front door leads into the entrance hallway, which has a handy adjacent cloakroom, with W.C and wash basin, plus stairs rising to the first floor and doors to access the kitchen and open plan sitting/dining room. The kitchen is situated at the rear of the property and is fitted with a good range of units that provide both great storage and worktop space. Integrated appliances comprise a dishwasher, oven, gas hob and extractor hood along with space and plumbing for a washing machine and space for a fridge/freezer. An external door from the kitchen leads out to the rear garden. The welcoming open plan sitting room/dining room runs the length of one side of the house and is a very light and airy room owing to the southerly aspect. An electric fire with a faux stone surround fireplace makes an attractive focal point to the room. French doors from the dining room end open into the rear garden and a further internal door leads back into the kitchen.

On the first floor there are three bedrooms, and a bathroom accessed from a landing, which also has a linen storage cupboard and a loft hatch. The hatch comes with an integral ladder leading to a partially boarded loft space with power and light. Two of the bedrooms are of double proportions and one benefits from built-in sliding mirrored wardrobes. The third bedroom is a single and is currently used as a dressing room but would work equally well as a study or nursery. The rear bedroom enjoys fantastic far-reaching view across Wotton-under-Edge and the Gloucestershire countryside beyond. The modern bathroom completes the accommodation and is fitted with a white suite and built-in units providing useful storage, two heated towel radiators, neutral tiling and a shower over the bath.











The front garden is laid to lawn and bordered by wrought iron fencing with a path leading to the front door. The low maintenance 'L' shaped rear garden is predominantly laid to lawn with a fenced border to two sides with a patio area making an ideal spot for outdoor entertaining during the warmer months. The shared driveway leads to parking for the property for two/three vehicles ahead of the single garage which was converted by previous owners into an office/storeroom. This room has power, light and internet access. There are two further storage sheds situated in the rear garden.

We are advised the property is connected to all mains services; gas, electricity, water and drainage. Council tax band F (Stroud District Council). The property is freehold.

EPC – D (67)

The town of Wotton-under-Edge offers a wide range of amenities, including independent retailers and supermarkets. The town also offers 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.







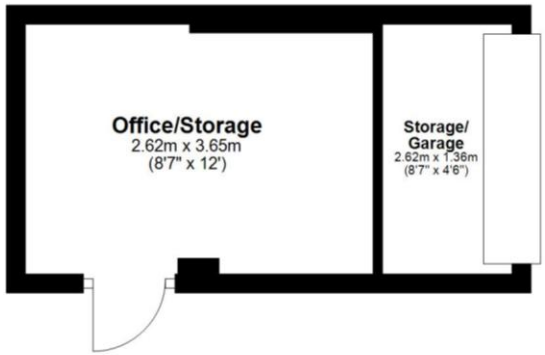


Guide Price £400,000





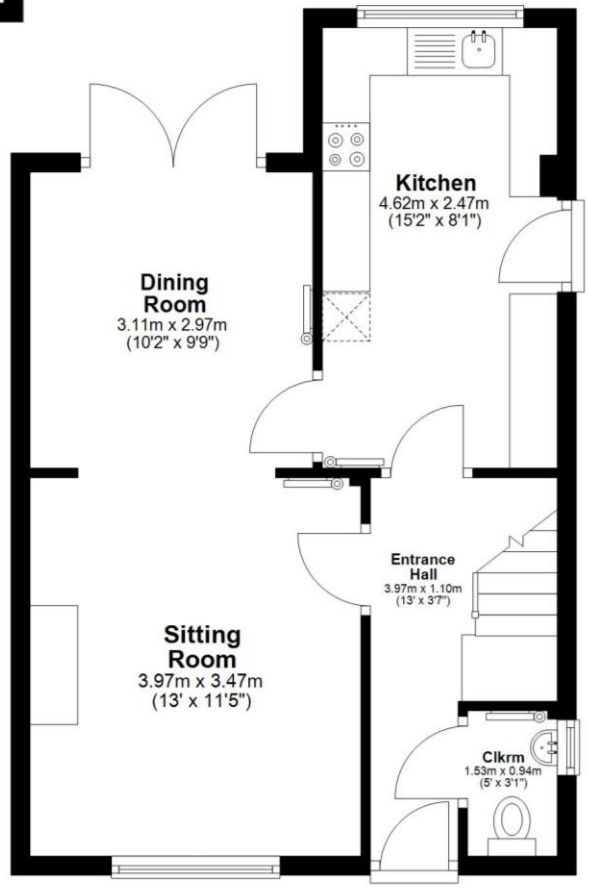




Ground Floor

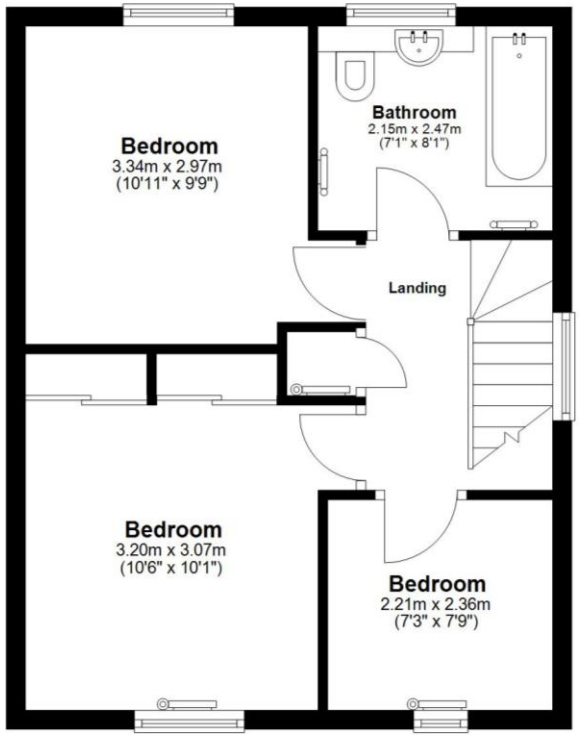
Main area: approx. 43.5 sq. metres (468.1 sq. feet)

Plus garages, approx. 13.4 sq. metres (144.2 sq. feet)



First Floor

Approx. 39.8 sq. metres (427.9 sq. feet)



Main area: Approx. 83.2 sq. metres (896.1 sq. feet)

Plus garages, approx. 13.4 sq. metres (144.2 sq. feet)

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