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42 Shepherds Leaze, Wotton-Under-Edge, Gloucestershire, GL12 7LQ

A superb, extended five-bedroom detached family home situated in a peaceful yet convenient location, with a beautifully maintained rear garden, driveway and garage.

Shepherds Leaze is a quiet cul-de-sac situated just outside Wotton-under-Edge's historic town centre. The property also enjoys the convenience of being within walking distance of both of the town's primary schools, as well as the sought-after Katharine Lady Berkeley School and Sixth Form. This particular property has been under the same ownership since 2003 and has been a much-loved family home. It was extended around 20 years ago, enlarging both the ground and first floor accommodation. The result is a home that offers generous, sociable living spaces with an excellent connection to the garden and is now ready for a new family to make it their own.

Entering via the covered front porch leads into the welcoming entrance hall. From here, stairs rise to the first floor, incorporating a useful understairs cupboard, while doors provide access to all the principal ground floor rooms, together with a spacious cloakroom fitted with a WC.

The sitting room is positioned at the front of the property and spans the full width of the house, with two windows filling the room with natural light. Across the rear of the property is the extended open-plan kitchen, dining and family room. The kitchen is fitted to one end of the room and offers an excellent range of wall and base units, together with integrated appliances including a five-ring gas hob, electric oven and grill. There is also space for an American-style fridge/freezer and plumbing for a dishwasher. The remainder of the room is dedicated to both dining and seating areas, creating an ideal space for everyday family life and entertaining alike. Two windows and a set of French doors provide plenty of natural light and open directly onto the garden.

Completing the ground floor is a practical utility room, accessed from the kitchen. This provides further fitted units, space and plumbing for a washing machine, and space for a tumble dryer. A further external door opens to the side of the property.

Upstairs there are five bedrooms, a family bathroom and a separate shower room. The principal bedroom is positioned at the rear of the house and benefits from a range of fitted wardrobes incorporating both shelving and hanging rails. Two of the remaining bedrooms are generous doubles, whilst the remaining two are comfortable single rooms.

The family bathroom is fitted with a white suite comprising a bath with a shower over, a wash hand basin set within a vanity unit, a WC and a heated towel rail. An airing cupboard, is also accessed from the bathroom. The separate shower room is a particularly useful addition for family living and comprises a shower cubicle and a heated towel rail.





Externally, the rear garden is gently tiered and has been thoughtfully landscaped with a variety of mature raised beds and borders. A paved seating terrace extends across the rear of the property, providing access to both the side pedestrian gate and the garage via a personal door. A couple of steps lead up to a lawned section, with stepping stones continuing to a raised decked seating area enclosed by contemporary glass balustrades.

To the front of the property, the driveway provides comfortable parking for two to three vehicles and leads to the single garage. There is also a further area of lawn and access to a walled side courtyard, ideal for bin storage, which also provides access to the utility room.

The property is connected to mains services of gas, electricity, water and drainage. Council Tax Band D (Stroud District Council). Freehold. EPC – C (70).

The charming market town of Wotton-under-Edge offers a wide range of amenities, including an array of independent shops, cafés, restaurants and two supermarkets. The town also provides two primary schools, the highly regarded Katharine Lady Berkeley's School, doctors' and dentists' surgeries, an independent cinema and leisure facilities. There are numerous walking and cycling opportunities from the doorstep, and the renowned Cotswold Way weaves its way through the town. Wotton-under-Edge is conveniently located close to the M5 motorway (Junction 14) and the A38, providing easy access throughout the South West.

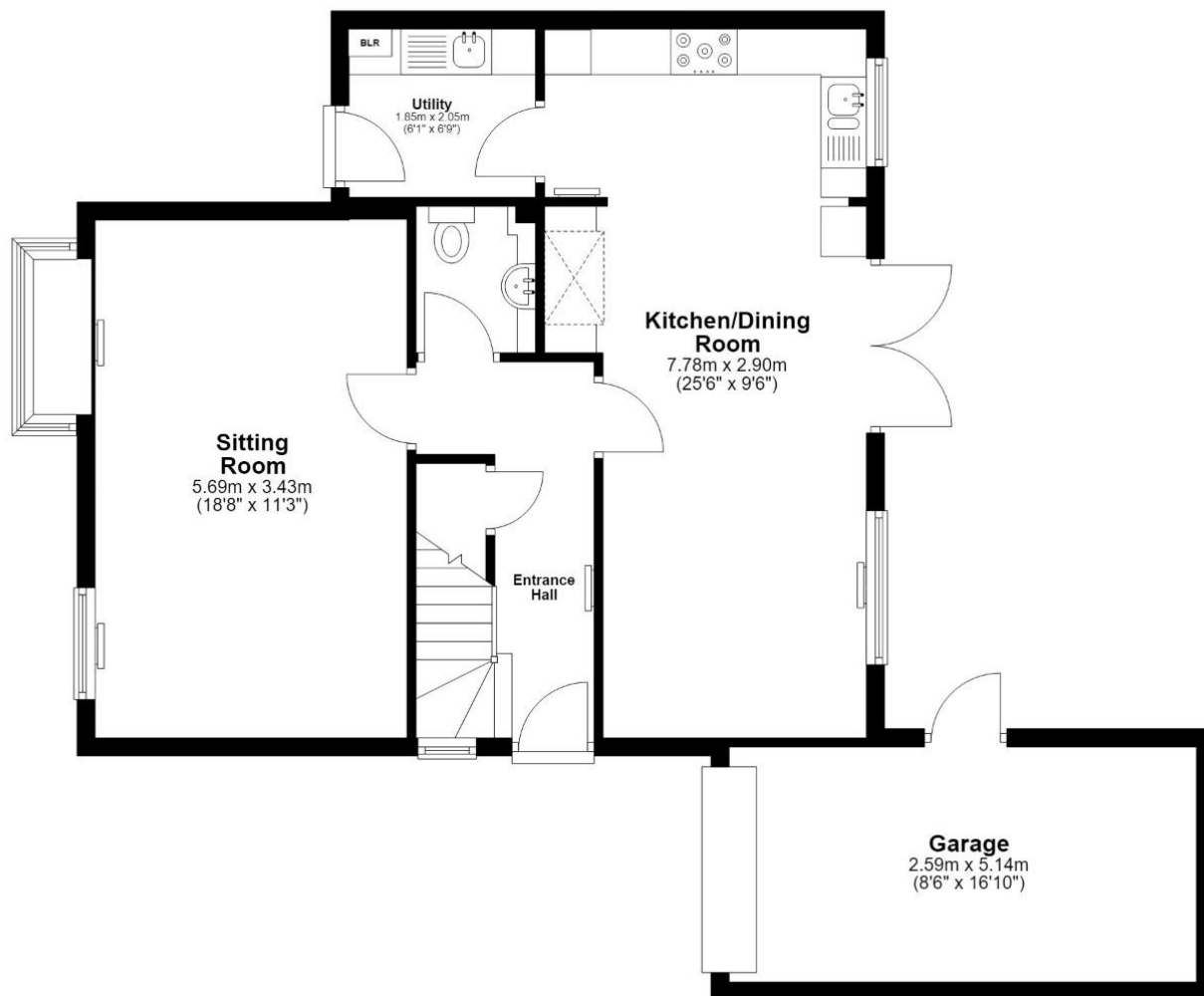


Guide Price £485,000



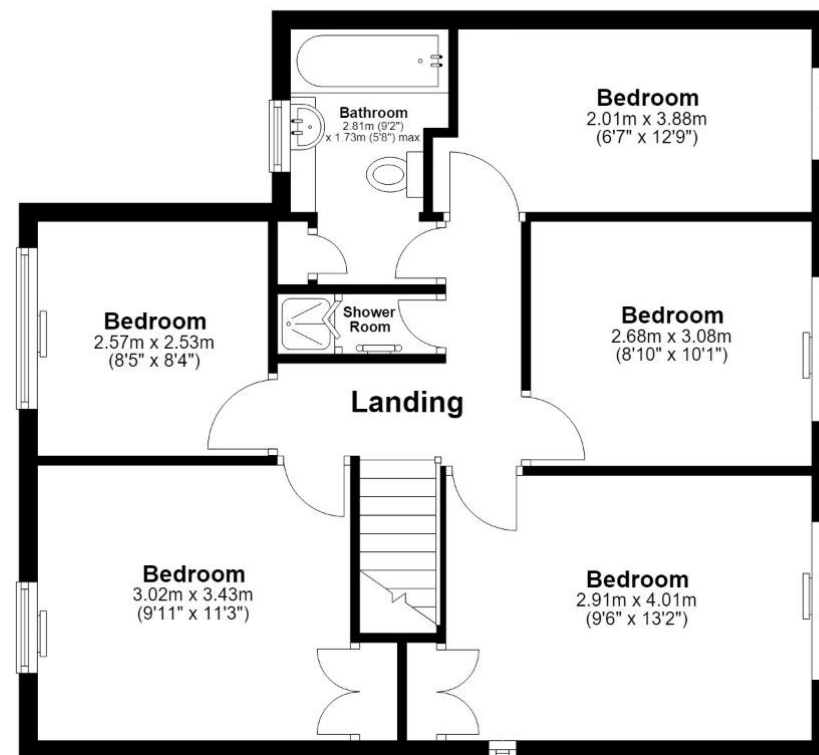
Ground Floor

Main area: approx. 60.9 sq. metres (655.3 sq. feet)
Plus garages, approx. 13.3 sq. metres (143.0 sq. feet)



First Floor

Approx. 60.3 sq. metres (648.7 sq. feet)



Main area: Approx. 121.1 sq. metres (1304.0 sq. feet)
Plus garages, approx. 13.3 sq. metres (143.0 sq. feet)