

hunter french

30 Bradley Road, Wotton-under-Edge, Gloucestershire, GL12 7DT

A beautifully presented two-bedroom cottage set over three floors enjoying far reaching views and an established south-west facing garden, all just a short stroll of the town and its amenities.

Believed to date back to circa 1820, 30 Bradley Road is a charming period cottage filled with natural light and well-proportioned rooms. Under its current ownership the property has been lovingly maintained and includes a brand-new bathroom installed just last year.

Entering through the part-glazed front door leads into a sociable kitchen/dining room ahead of the stairs rising to the first floor. The kitchen has an excellent range of Shaker style wall and base cabinets with a Belfast sink inset and an integrated dishwasher. There is also space for a free-standing range cooker set within an alcove. The room features a contemporary open serving hatch linking through to the sitting room. The charming sitting room is at the rear of the property with views out across the rear garden. There is useful alcove storage and shelving. To one corner of the room a door leads out to a porch. The porch with its tiled floor is an ideal space to hang coats and store shoes.

On the first floor, there is a double bedroom with two large windows overlooking the rear garden and the countryside beyond. The family bathroom which has been recently modernised is also on this floor with a white suite comprising a bath with an overhead rainfall shower, a wash basin set within a vanity unit, WC and a heated towel rail. There is also a large storage cupboard situated on this floor.

The stairs rising to the second floor are well lit from a front elevation window, and there is a feature built in bookcase set on one wall in the stairwell.
The principal bedroom occupies the second floor and is an inviting space with a vaulted ceiling and alcoves to either side of the chimney breast.
Conveniently, just outside the bedroom, the landing area includes a hanging rail for clothes.

There is a usable cellar space accessible from the garden which benefits from power and light. In the cellar there is space and plumbing for a washing machine and tumble drier along with ample storage for garden equipment and bikes.











The charming, established tiered rear garden is set over three levels. A patio located on the top tier makes the perfect spot to enjoy the gardens south-facing aspect. A gradual stepped path leads down to the middle and lower tiers. The lower tier is predominantly laid to lawn, and the garden enjoys established herbaceous beds. At the far end of the garden there is a red brick wall running the width of the garden which makes an attractive feature.

The property is connected to mains: gas, electricity, water and drainage.

Stroud District Council - Council Tax B

EPC – 45 (E)

The town of Wotton-under-Edge offers a wide range of amenities, including independent retailers and supermarkets. It also benefits from primary schools, the highly regarded Katharine Lady Berkeley's School, doctors' and dentists' surgeries, an independent cinema and leisure facilities. Numerous walking and cycling routes can be enjoyed directly from the doorstep, while the Cotswold Way passes through the town. Wotton-under-Edge is conveniently situated close to Junction 14 of the M5 motorway and the A38, providing excellent access throughout the Southwest.











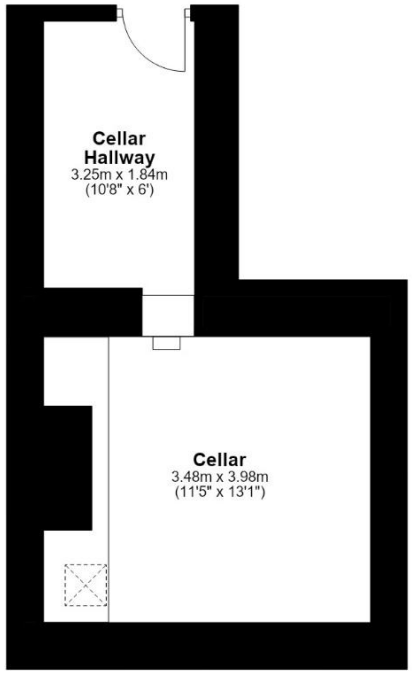




Guide Price £325,000

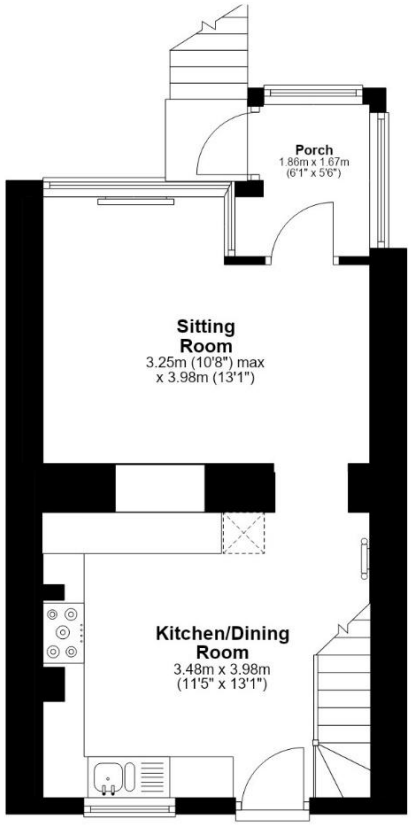
Lowest Ground Floor

Approx. 20.9 sq. metres (225.3 sq. feet)



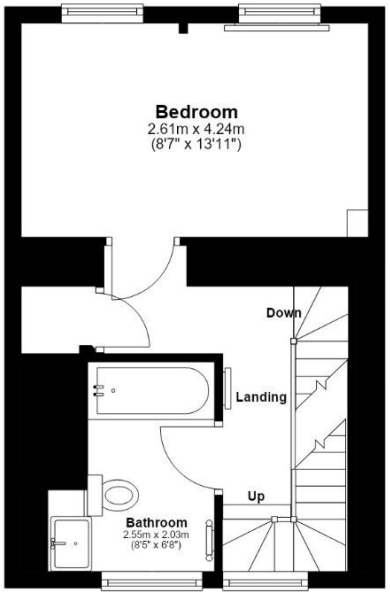
Ground Floor

Approx. 30.6 sq. metres (329.8 sq. feet)



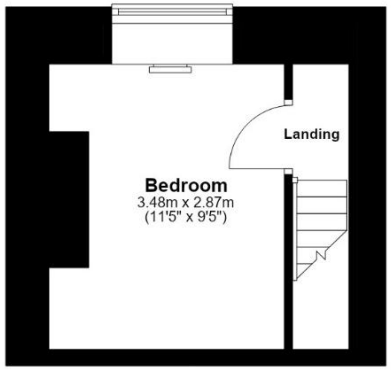
First Floor

Approx. 26.4 sq. metres (284.4 sq. feet)



Second Floor

Approx. 13.4 sq. metres (144.7 sq. feet)



Total area: approx. 91.4 sq. metres (984.1 sq. feet)

Wotton-under-Edge Office
32 Long Street
Wotton-under-Edge
GL12 7BT

Town and Country Specialists

01453 796333
wotton@hunterfrench.co.uk
www.hunterfrench.co.uk