

hunter
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2 Potters Pond, Wotton-under-Edge, Gloucestershire GL12 7HF

A charming and characterful two-bedroom cottage ideally situated just a short stroll from the highly sought-after town centre of Wotton-under-Edge and offered to the market with no onward chain.

The Steep is a well situated and charming address within a few steps of Wotton-under-Edge town centre and all Long Streets independent shops, cafes and eateries. This cottage has been under the current ownership for six years and during this time has been lovingly maintained. Its position enjoys far reaching views and direct access onto the Cotswold Way. The accommodation is set across three floors, reaching approximately 671sq. ft. The property is a fantastic opportunity for a first time purchase, or would make a great investment property for both long-term and holiday letting purposes.

Entering through the front door, you are welcomed into a generous living space creating the perfect area for both relaxing and entertaining. A solid wooden floor runs throughout the room, and a traditional turned staircase sits to one corner. The adjacent kitchen is practical yet stylish, offering an integrated oven and electric hob, along with plumbing for a washing machine and space for a fridge.

Ascending via the charming, turned staircase, the first floor accommodates the contemporary shower room and second of the two bedrooms. The shower room has been finished in a modern style with white acrylic-panelled walls and wood-effect vinyl flooring, and comprises a w/c, corner shower, heated towel rail, sink vanity unit and a useful airing cupboard housing the boiler. The bedroom is a well-proportioned double and versatile, ideal as a guest room or a study.

Occupying the top floor is the impressive master bedroom. The spacious double bedroom is rich in character, featuring vaulted ceilings, exposed wooden beams and rustic built-in wooden wardrobes with ample hanging space. Multiple windows allow plenty of natural light creating a bright and airy atmosphere throughout.

Outside, to the front of the property is a small courtyard offering a great spot for a bistro set to enjoy the southerly facing aspect.



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

EPC – D(64).

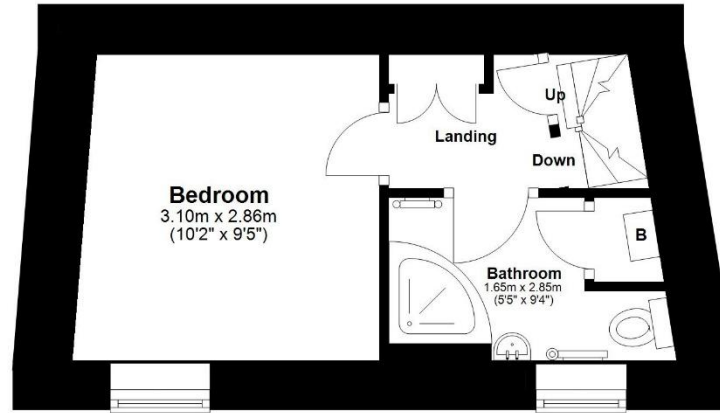
The charming market town of Wotton-under-Edge offers a wide range of amenities, including an array of independent shops, cafés, restaurants, and two supermarkets. The town also provides two primary schools, the highly regarded Katharine Lady Berkeley's secondary school, doctors' and dentists' surgeries, an independent cinema, and leisure facilities. There are numerous walking and cycling opportunities from the doorstep, with the renowned Cotswold Way weaving 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 £220,000



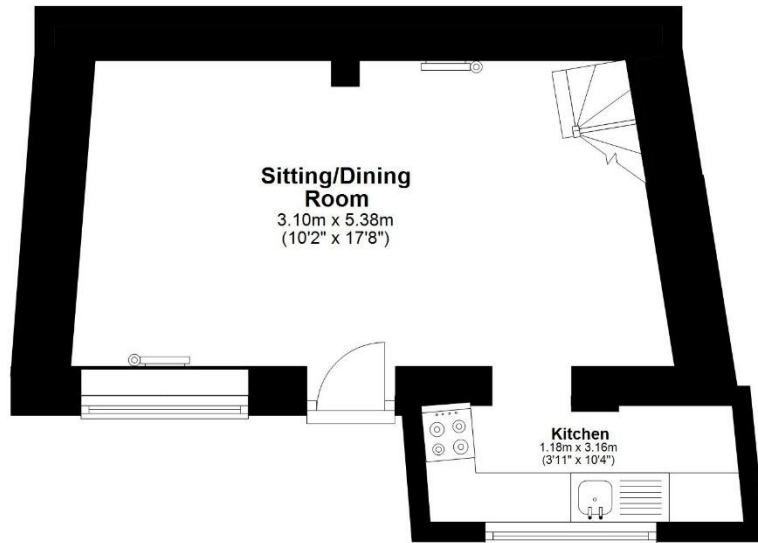
First Floor

Approx. 18.1 sq. metres (195.0 sq. feet)



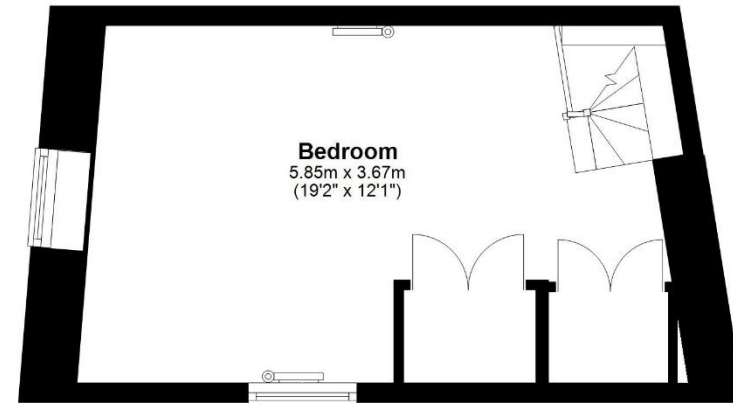
Ground Floor

Approx. 23.0 sq. metres (247.2 sq. feet)



Second Floor

Approx. 21.3 sq. metres (229.4 sq. feet)



Total area: approx. 62.4 sq. metres (671.6 sq. feet)