

hunter
french



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

A beautifully renovated Grade II listed mid-terrace cottage set over four floors, filled with character features and enjoying an enclosed southwest facing garden.

Believed to date back to circa 1820, 42 Bradley Road has a wealth of traditional features including, an exposed stone fireplace, sash style windows and exposed wooden beams. Under the current ownership since 2021 the cottage has been beautifully maintained, and an en-suite shower room was added to accompany the top floor bedroom.

The property is entered into a welcoming double aspect sitting room with a feature fireplace with a stone hearth and shelved alcoves to either side. On this level there is also a contemporary bathroom comprising a bath with a fitted shower over, a vanity unit with a hand basin inset, WC and heated towel radiator. The lower ground floor opens to a rustic and practical kitchen with a quarry stone tiled floor and a stable door leading out to the rear garden. At the far end of the room there is space for a range cooker to sit within the stone surround fireplace. There is space and plumbing for a washing machine and fridge freezer.

Arriving on the first-floor landing there is a large window filling the space with natural light ahead of the second bedroom which is a double room and benefits from a feature fireplace as well as built-in shelving. There is also a study which is currently used as a nursery with views overlooking the rear garden.

The master bedroom is situated on the second floor and is an inviting space with a vaulted ceiling with exposed beams and far-reaching rural views from the window. The recently added modern ensuite shower room includes a corner shower cubicle, wash basin and WC. The room is filled with light from the Velux window.

The southwest facing rear garden is an idyllic space set over two levels divided by a picket fence with a gate inset. There is a patio just off the house leading onto a lawn with established borders and a useful brick-built storage room. The lower level has a brick path winding to a decked and flagstone patio area to one side and a pergola to the other making the perfect space for outdoor entertaining.

Please note the property does not come with allocated parking but there is ample space to park just a short stroll of the house.



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, and 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, giving easy access throughout the southwest.

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

Council tax band C (Stroud District Council) The property is freehold.

EPC – E (50)

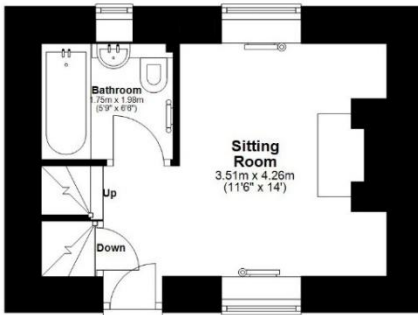
Guide Price £335,000



Lowest Ground Floor
Approx. 17.4 sq. metres (187.8 sq. feet)

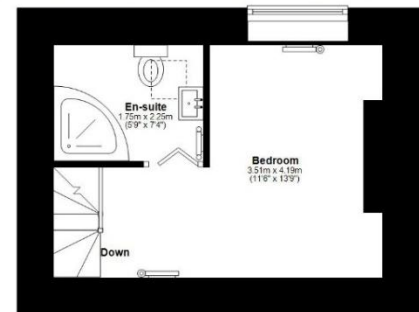


Upper Ground Floor
Approx. 18.4 sq. metres (198.5 sq. feet)



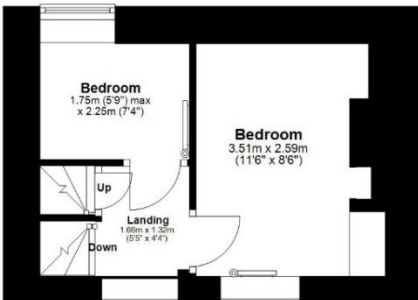
Second Floor

Approx. 16.8 sq. metres (181.2 sq. feet)



First Floor

Approx. 17.9 sq. metres (192.7 sq. feet)



Main area: Approx. 88.9 sq. metres (956.4 sq. feet)

Plus garages, approx. 28.4 sq. metres (305.8 sq. feet)

Plus studio, approx. 7.7 sq. metres (83.3 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