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Highgate House, Coombe Lane, Coombe, Wotton-under-Edge, GL12 7NQ

An outstanding detached five-bedroom family home with a landscaped south-westerly facing garden, integral garage and driveway. Set within a peaceful hamlet location on the outskirts of Wotton-under-Edge with breath-taking, elevated countryside views over the Cotswold Way and Coombe. Offered to the market with no onward chain.

Highgate House is an individual house built in 2004. Under the current ownership for the last twelve years and in this time the property has been reconfigured, the kitchen extended, the family bathroom and ensuite replaced, and a new boiler installed earlier this year. The accommodation is set over three floors with approximately 2084 sq.ft of flexible living space.

The front door is covered by a storm porch and opens into a welcoming entrance hallway featuring wooden flooring, a built-in cupboard ideal for coats, additional storage beneath the stairs, and a convenient downstairs WC with wash basin. The hallway leads through to a modern, fully fitted kitchen, complete with an excellent range of base and wall units incorporating a breakfast bar. Integrated appliances include an induction hob, double oven, steam oven, and microwave. At the far end of the kitchen a courtesy door provides internal access to the garage where a utility area has been created at the far end with wall and base units, a sink and space and plumbing for a washing machine and tumble dryer. The light-filled double aspect sitting/dining room runs the length of one side of the house and enjoys lovely views over the garden. A stylish built-in media wall with a contemporary electric fire inset makes a real focal point to the room. French doors open into the garden whilst a further set of French doors open into a tiled conservatory, offering further sociable space and access to the garden creating an excellent indoor-outdoor flow.

To the first floor, there are four well-proportioned double bedrooms. One of the bedrooms benefits from an ensuite shower room. The bedroom with the balcony is currently used as a snug/study with French doors opening onto the balcony where the best views from the house can be enjoyed across the countryside beyond. The family bathroom which comprises a bath, separate shower, vanity unit with wash basin inset and WC completes the accommodation on the first floor.

The top floor is dedicated to the impressive principal bedroom suite. The room has a vaulted ceiling with Velux windows inset to enjoy the fantastic views. Just off the bedroom is a dressing room with excellent built in hanging and shelved storage and an adjacent ensuite shower room with a white suite comprising a vanity unit with two sinks inset, a spacious double shower with a built-in seat, WC and heated towel radiator.

Externally, the property is accessed off a lane onto a long driveway with shared access providing parking for multiple vehicles ahead of an integral garage with an automated garage door. The low maintenance, private, south westerly facing garden wraps around the house and includes a raised lawn area with decking, ideal for outdoor seating and entertaining. To one side of the house, there is a covered area currently housing a hot tub (which is included in the sale), offering a versatile space that could be adapted for a variety of uses.



The property is connected to all mains services: gas, electricity, water and drainage. A water softener has been installed. The property benefits from leased solar panels fitted to the rear roofline.

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

EPC – C (77)

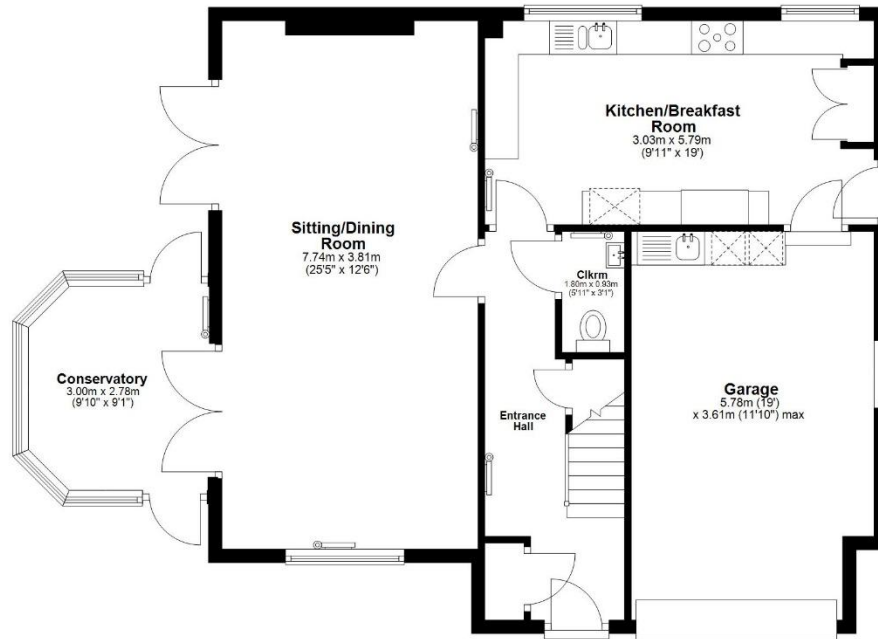
The charming market town of Wotton-under-Edge offers a wide range of amenities, including an array of independent shops, cafés, restaurants, and two supermarkets. The town also provides two primary schools, the highly regarded Katharine Lady Berkeley's secondary school, doctors' and dentists' surgeries, 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 £950,000



### Ground Floor

Main area: approx. 68.5 sq. metres (736.8 sq. feet)  
Plus garages, approx. 20.3 sq. metres (218.5 sq. feet)



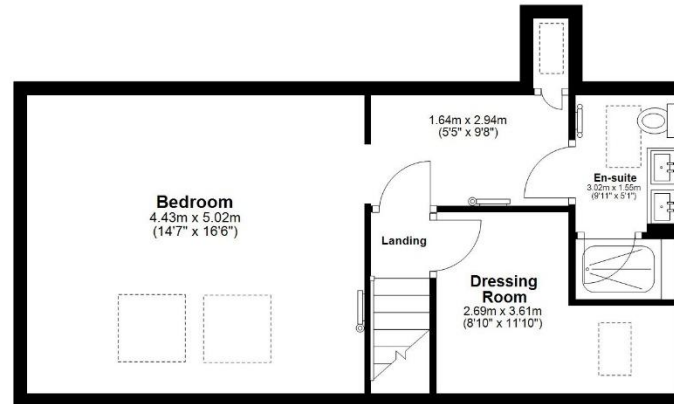
### First Floor

Approx. 81.5 sq. metres (877.6 sq. feet)  
(excluding Balcony)



### Second Floor

Approx. 43.6 sq. metres (469.6 sq. feet)



Main area: Approx. 193.6 sq. metres (2084.0 sq. feet)  
Plus garages, approx. 20.3 sq. metres (218.5 sq. feet)