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85 Parklands, Wotton-under-Edge, Gloucestershire, GL12 7NR

A fantastically positioned, detached four bedroom property with great scope to modernise and reconfigure. Accompanied by a southerly facing garden, a garage and off-street parking. Offered to the market with no onward chain.

Parklands is a sought-after, mature development of mainly detached homes just a short walk of Wotton town centre. Number 85 was believed to have been built in 1968 and has been a much-cherished home to the same family since then and is now ready for another family to make it their own. The accommodation is set across two floors and reaches approximately 1243 sq.ft. Gardens are to both the front and rear, with the rear benefitting from a southerly aspect.

Entering via the obscure glazed front door opens into an entrance hallway with doors to the sitting room and kitchen, along with a handy downstairs cloakroom and stairs to the first floor with a built-in cupboard underneath. The impressive open plan sitting room and dining room is filled with natural light from the large picture window at the front and to the rear patio doors that lead out to the garden. Within the sitting room a stone fireplace is a natural focal point along one wall, with a gas fire inset and the back boiler for the central heating. The kitchen completes the ground floor accommodation and is fitted with copious amounts of fitted wall and base units along with a low-level breakfast bar peninsula. There is space for an oven, fridge/freezer, and tumble dryer along with space and plumbing for a washing machine and dishwasher. A partially glazed door opens into the back garden, with another large window beside this.

On the first floor a landing area provides access to all four bedrooms, the family shower room, a separate WC and a linen cupboard. The two double bedrooms are very well proportioned, and both benefit from built-in wardrobes. The third bedroom is a large single 'L' shaped room, whilst the fourth room is a further single and would work equally well as a nursery or study. The shower room has a large walk-in shower cubicle and wash basin.

Outside to the front of the property there is a lawn with a pathway and several steps rising to the front door. There is a pedestrian footpath to either side of the house providing access to the rear garden. To one side of the property there is a driveway ahead of the single garage, which benefits from power and light and a manual up-and-over door.



The established rear garden is bordered by fence and hedging on three sides. A patio terrace runs the width of the house and is the perfect space for outdoor entertaining in the warmer months. The rest of the garden is laid to lawn with several mature trees. A greenhouse sits to one side of the garden.

We understand the property is connected to all mains services; gas, electricity, water and drainage. Council tax band E (Stroud District Council). The property is freehold. EPC – E(48).

The charming market town of Wotton-under-Edge offers a wide range of amenities, including a vast array of independent shops, cafes and restaurants and two supermarkets. The town also offers two primary schools, the highly regarded Katharine Lady Berkeley secondary school, doctors and dentists' surgeries, an independent cinema, along with leisure facilities. There are numerous walks and cycling opportunities from the doorstep and the renowned Cotswold Way weaves its way through the town. Wotton-under-Edge is situated close to the M5 motorway (Junction 14) and the A38, which gives easy access throughout the south-west.

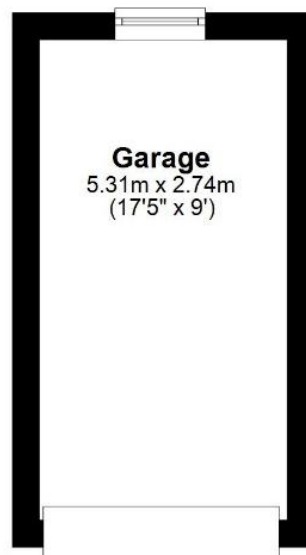
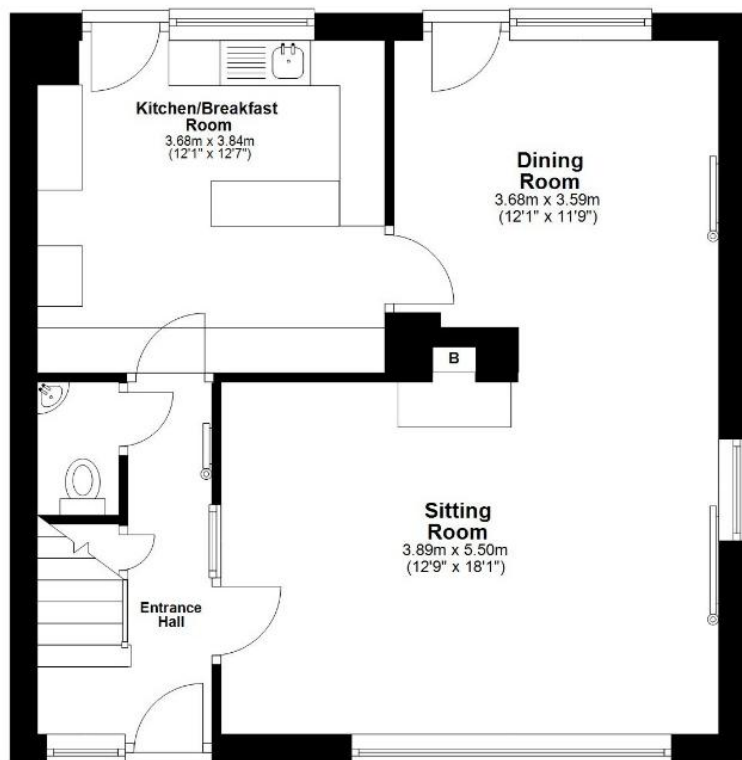
Guide Price £475,000





Ground Floor

Main area: approx. 57.7 sq. metres (621.6 sq. feet)
Plus garages, approx. 14.5 sq. metres (156.5 sq. feet)



First Floor

Approx. 57.7 sq. metres (621.6 sq. feet)



Main area: Approx. 115.5 sq. metres (1243.2 sq. feet)

Plus garages, approx. 14.5 sq. metres (156.5 sq. feet)