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Flat 2, 1 High Street, Wotton-under-Edge, GL12 7DE

A charming two-bedroom top-floor apartment in the heart of Wotton-under-Edge, offering a wealth of character features, wonderful rooftop views across the town and the use of a shared courtyard garden.

1 High Street is an eye-catching, three-storey period building located at the very heart of the town, amongst the everyday life of Wotton-under-Edge. This particular apartment is situated on the second floor and extends to approximately 957 sq ft of characterful accommodation. This versatile property would make an ideal first home, a centrally located bolthole or a great investment property. The communal entrance features an outstanding original turned staircase that rises through the building, as well as French doors opening into the communal courtyard and a door providing access to the shared cellar.

The front door to Flat 2 opens into a centrally positioned hallway, providing access to all rooms. The sitting room is positioned to the front of the apartment, with two sash windows and a feature period fireplace to the opposite wall. As with the remainder of the accommodation, pitched ceilings add an element of charm, while exposed beams run throughout. Also positioned across the front of the property are both bedrooms: a very generous double with two windows and a smaller double with a particularly notable three-bay sash window. All of these front-aspect windows enjoy a southerly orientation and overlook the town.

The kitchen and bathroom are both positioned to the rear of the property. The kitchen is a great space, offering practical fitted units alongside a dining area created by a raised breakfast bar with room for multiple stools. There is an integrated oven, hob and extractor hood, plus space and plumbing for a washing machine and further space for a fridge and freezer.

The bathroom is a particularly well-proportioned room, finished with panelled walls throughout and a white suite comprising a freestanding bath with handheld shower attachment, WC and wash basin. There are three useful eaves cupboards, a conservation skylight and a rear window, making the room bright and airy.

Outside, the property benefits from a shared courtyard garden laid to flagstone paving, providing a pleasant space for socialising and relaxing during the warmer months.



We understand the property is connected to all mains services, including gas, electricity, water and drainage. Council Tax Band B (Stroud District Council).

The property will be sold leasehold, with a new lease commencing as part of the sale.

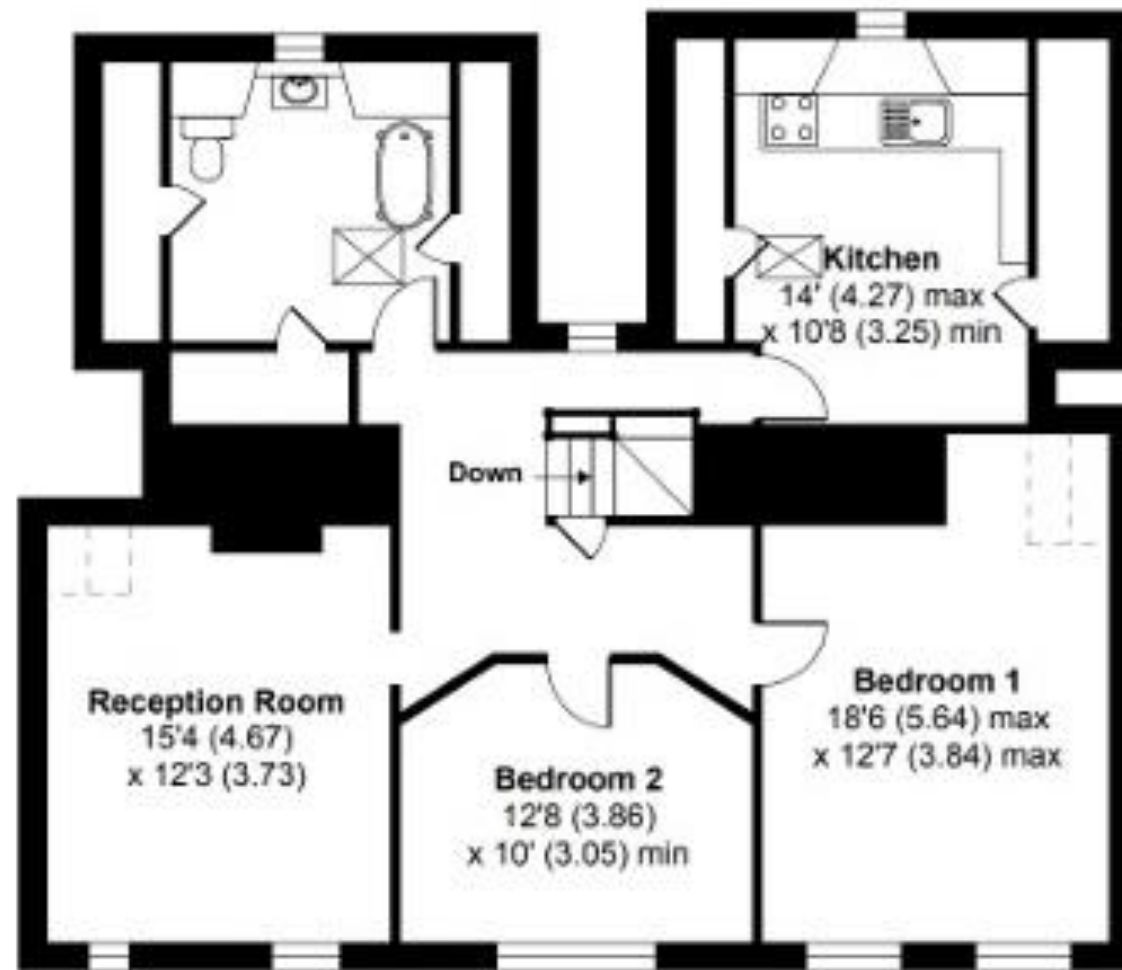
EPC – E (43)

The charming market town of Wotton-under-Edge offers a wide range of amenities, including a vast array of independent shops, cafés and restaurants, as well as two supermarkets. The town also offers two primary schools, the highly regarded Katharine Lady Berkeley's School, doctors' and dentists' surgeries, an independent cinema and leisure facilities. There are numerous walking and cycling opportunities from the doorstep, while 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, providing easy access throughout the South West.



Guide Price £235,000





SECOND FLOOR (FLAT 2)