

hunter  
french



36 Mount Pleasant, Wotton-under-Edge, Gloucestershire GL12 7JR

A fantastic five-bedroom family home with 2,382 sq. ft (approx.) of flexible, contemporary living space, off-street parking and an established garden within walking distance of Wotton's amenities.

The current owners have made a number of key improvements during their five years here. The heating system was upgraded in recent years to an air source heat pump offering improved energy efficiency. They also installed a new hot water cylinder to accommodate the system. Additionally, the flat roof has been renewed with a transferable guarantee for added peace of mind, and the chimney was relined shortly after the owners moved in.

Internally, the property is entered via a welcoming entrance hall with tiled flooring and an understairs cupboard providing useful storage, ideal for shoes and everyday household items. From the hallway there is access to a downstairs cloakroom, a study and a well-proportioned sitting room which is carpeted and features a wood-burning stove, reclaimed beams and built-in shelving within alcoves to either side of the fireplace, adding both character and practicality. To the rear, an impressive spacious L-shaped kitchen/dining/family room forms the heart of the home. The flooring is partly tiled and benefits from underfloor heating. The kitchen is fitted with a range of wall and base units with solid wood worktops, an island with additional storage and a breakfast bar at one end. There is an integrated dishwasher, space for a washing machine, fridge, fridge freezer and a freestanding range oven. A dedicated utility area to one corner of the kitchen space provides an additional sink and work surface. Two sets of French doors open directly onto the rear garden, allowing plenty of natural light and a seamless flow for indoor/outdoor living.

Ascending to the first floor via a turned staircase which is illuminated by a large feature window leads to a spacious landing with a built-in storage cupboard. The first floor comprises three generously sized double bedrooms and two well-proportioned singles. Bedroom two features an original fireplace, and each room enjoys pleasant views, taking full advantage of the property's elevated position and attractive surroundings. The family shower room is fitted with a modern double shower and a range of built-in units, including a wash basin set within a vanity unit as well as a heated towel rail. The master bedroom benefits from a walk-in wardrobe and its own en-suite shower room, providing added comfort and convenience.

Externally, to the front of the property there is a generous, block paved, low maintenance driveway providing off-road parking for several vehicles. A side door gives access to the rear garden, and there is a covered area along the side of the property which offers useful storage space for bins, bikes or garden tools.





At the rear, the property benefits from a private, west-facing garden that receives sun throughout the afternoon and evening. There is a paved patio area, ideal for outdoor seating or dining, with steps leading up to a level lawn. Raised planters are positioned around the garden, providing space for planting and seasonal interest. A garden shed offers additional storage, and the garden is fully enclosed to ensure a good degree of privacy.

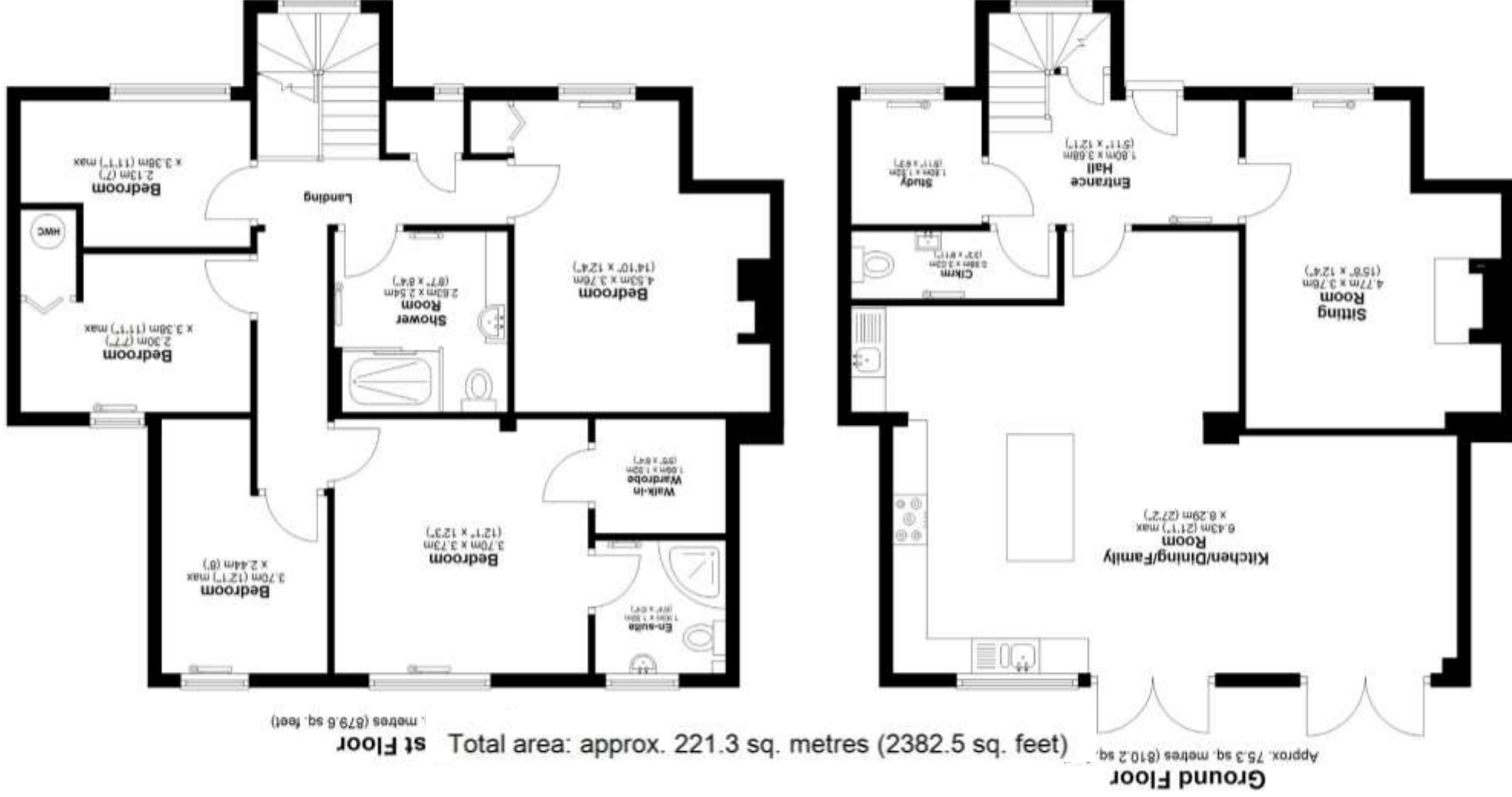
The charming market town of Wotton-under-Edge offers a wide range of amenities, including a vast array of independent shops, cafes and restaurants and two supermarkets. The town also offers two primary schools, the highly regarded Katherine Lady Berkeley secondary school, doctors and dentists' surgeries, 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.

Agents note – the property has a Section 157 agreement with Stroud District Council. Please contact Hunter French for more information.

## Guide Price £475,000



**Services**  
We are informed the property is connected to all mains services, gas, electricity, water and drainage. Centrally heating is via an air source heat pump. Council tax band D (Stroud District Council). The property is freehold.



## Town and Country Specialists

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