



112 Bearlands, Wotton-Under-Edge, Gloucestershire, GL12 7SB

With a most pleasant and elevated outlook to the rear, this detached family home is situated in a peaceful cul-de-sac and boasts four bedrooms, off-street parking, and mature gardens to the front and back.

Bearlands is a residential cul-de-sac located on the eastern side of the town centre, just a scenic short walk away via Water Lane. The property has been a much-loved home to the current owners since the 1980s and now offers a great opportunity for a new family to make it their own. The accommodation is arranged across two floors, extending to approximately 1,196 sq. ft.

The front door, sheltered by an attractive canopy porch, opens into a centrally positioned entrance hallway. From here, stairs rise to the right-hand side to the first floor, and there are doors on the other side leading into the sitting room and kitchen/diner. At the end of the hallway, there is also a handy downstairs cloakroom with W.C. The sitting room spans the full width of the property at the front, featuring two windows that let in plenty of natural light, one of which is a box-bay window. This is a generously sized room, providing ample space for furniture and a sideboard; the current owners even have a piano to one side. Across the hallway, the kitchen/dining room is another light-filled space, owing to bi-fold doors and a further window. The kitchen comprises a range of fitted wall and base units plus a peninsula that provides excellent extra worktop space. Integrated appliances include a double eye-level oven and a gas hob with an extractor hood. There is also space for an under-counter fridge and plumbing for a dishwasher. The dining area offers plenty of space for a family table and chairs. A door from the dining area leads into another reception room, ideal as a study or playroom, and then through to the utility room. The utility includes additional base and wall units with a double sink and drainer, space and plumbing for a washing machine, and space for a tumble dryer and fridge-freezer. A partially glazed door opens onto the garden.

On the first floor there are four bedrooms and a family shower room. Two of the bedrooms are comfortable doubles, both with fitted wardrobes, while the other two are good-sized singles. The bedrooms at the rear of the property really showcase the rural and protected views across the valley. The family shower room features a recently installed walk-in shower, W.C, and pedestal wash basin.

The property is connected to mains services: gas, electricity, water, and drainage. Council Tax Band D (Stroud District Council). The property is freehold.

EPC – D(63).





The rear garden offers a generous patio terrace running directly along the back of the property, providing an ideal space for outdoor dining or entertaining during the warmer months. A set of steps leads down through a planted flower bed to a level lawn. Further mature borders surround the lawn, and there is a shed tucked into one corner. A side access gate leads around to the front garden, which is laid to lawn with a mature tree, flower beds, and a well-established clematis climbing the front of the house. The driveway beside the property comfortably accommodates two vehicles.

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, including an outdoor public swimming pool. 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 £425,000



