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Cherub Cottage, 2 Clarence Road, Wotton-under-Edge, Gloucestershire GL12 7EX

An utterly charming, detached cottage nestled into a peaceful position in the heart of Wotton's historic town centre. The property is now in need of general modernisation and is offered to the market for the first time since the 1980's with no onward chain.

Cherub Cottage is a unique, detached three-bedroom home, ideally situated just a short walk from the town centre, offering the perfect combination of convenience and character. The property has been a much-loved home for over forty years and enjoys scenic views over the town's rooftops, stretching all the way to the Cotswold escarpment providing a wonderful backdrop throughout the year. Full of charm throughout, the cottage has a wealth of exposed timber beams and retains a range of original character features. The versatile accommodation is set across three floors and with its charming walled garden, has great potential to enhance both the interior and exterior spaces.

Entering via the front door leads into the most impressive reception room. There is a beautiful exposed beamed ceiling, a stone fireplace with a wood burner inset, and the room is filled with natural light owing to the dual aspect windows, that also frame the scenic views. The room naturally provides plenty of space for both sitting and dining areas and a staircase to the far end leads both down to the lower ground floor, and up to the first floor. A door to the rear of the cottage leads onto a decked terrace with a set of steps that lead down into the garden. The well-proportioned kitchen is another dual aspect room and includes a mix of base and wall units with space for a fridge freezer and cooker along with room for a breakfast table.

Descending to the ground floor are two further reception rooms that offer an array of options for their use finished with a charming flagstone floor. Both rooms have a pleasant outlook across the garden. From one of the rooms there is an external door providing access out to the garden. Each room benefits from built-in storage cupboards. Beyond the second reception room is a utility room, with plumbing and space for a washing machine and tumble dryer, which in turn leads to a shower room with a W.C and wash basin.

Rising to the first floor arrives at a landing with two skylights that fill the space with natural light. Three bedrooms and the family bathroom are accessed from the landing, plus an airing cupboard that houses the hot water cylinder and shelving for linen. All three bedrooms are of double proportions, the master being particularly generous in size with two windows across the front elevation.



To the rear of the cottage is a delightful, easterly-facing walled garden. The space is landscaped with a mix of patio and lawn, accessible either from the raised decked balcony—which takes full advantage of the views—or from the lower ground floor. A variety of planted shrubs and flower beds border the garden, and there is also a store built into the main property.

We are informed the property is connected to all mains services; gas, electricity, water and drainage. Council tax band C (Stroud District Council). The property is freehold.

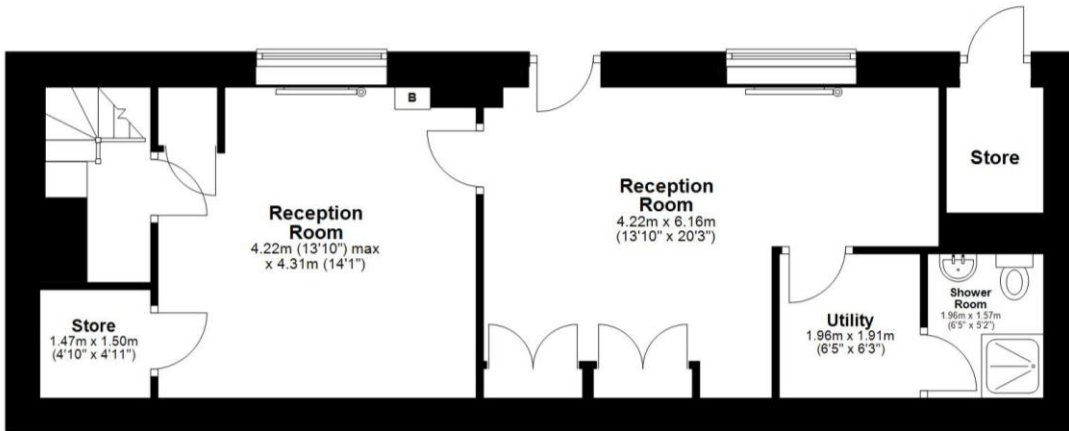
EPC Rating – D(56).

# Guide Price £350,000



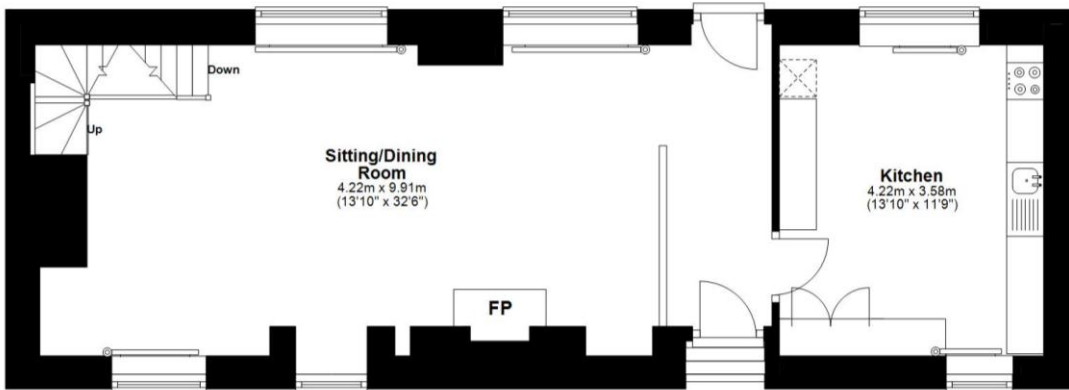
### Lower Ground Floor

Approx. 57.6 sq. metres (619.6 sq. feet)



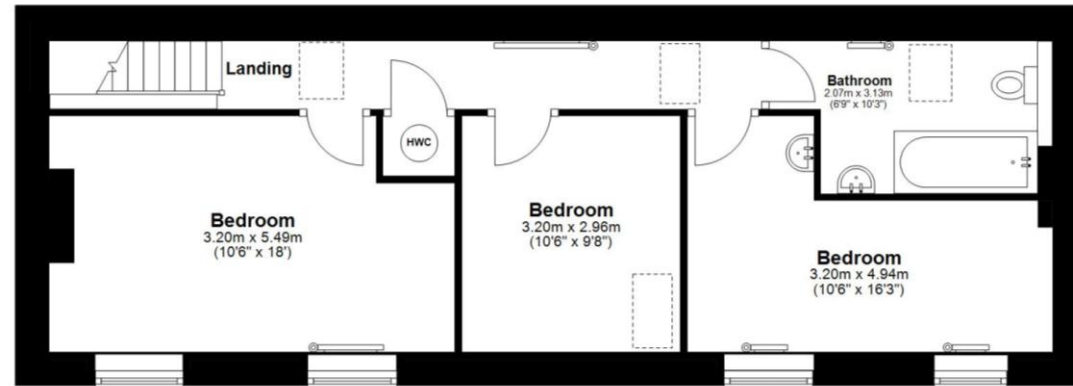
### Ground Floor

Approx. 59.7 sq. metres (642.3 sq. feet)



### First Floor

Approx. 58.1 sq. metres (625.9 sq. feet)



### Situation

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.



Total area: approx. 221.3 sq. metres (2382.5 sq. feet)