

hunter  
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32 Hill Road, Wotton-Under-Edge, Gloucestershire, GL12 7LW

A well-presented, four-bedroom semi-detached home set on an elevated corner plot along a peaceful cul-de-sac location. The property has been extended to create well-appointed living space and is accompanied by a low maintenance enclosed garden and separate single garage.

Hill Road is a popular residential street on the southern side of Wotton-under-Edge and this particular property has been a much loved and long-term family home for the last 18 years. Its excellent situation offers the convenience of a short walk into the town centre as well as both primary and secondary schools. The property has an excellent and sociable layout set across two floors, with accommodation reaching approximately 1,167sq.ft.

Entering through the front door into the welcoming entrance hallway there is space to store shoes and hang coats ahead of the staircase rising to the first floor. The sitting room is situated at the front of the house and is filled with natural light from the picture window providing views across the front garden. In the far corner of the room a door opens into the dining room which has French doors opening onto a raised decked terrace overlooking the rear garden. The kitchen is open plan to the dining room and has a good range of contemporary base and wall cabinets with space for a range cooker and an American style fridge freezer. Integrated appliances comprise a dishwasher and washing machine. There is a useful built in pantry to one side of the room, utilised from the understairs cupboard. Adjacent to the kitchen is a door leading to the utility room with space for a tumble dryer and access to the useful downstairs cloakroom. An external door leads out to steps down to the rear garden.

Rising to the first floor are four bedrooms and a family shower room. The two larger bedrooms are accompanied by fitted wardrobes. The modern family shower room comprises a white suite with a shower, wash basin, W.C and heated towel radiator. On the landing there is a hatch to access the loft and a linen cupboard.

Externally, to the front of the house there is a lawn with a mature hedge and shrub border to one side and a series of steps ascending to the front door. A private road runs to one side of the house leading to the single garage, which sits within a block of garages also belonging to the neighbouring houses.

The enclosed rear garden has been designed to be low maintenance and is mainly laid to lawn with a raised bed to one side. A decked terrace leads directly out from the dining room making the perfect spot for morning coffee. From the house a paved path leads down to a patio area making the ideal spot for al fresco dining. A pedestrian gate leads out to provide access to the garage.





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 – C (73).

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 £415,000**





### Ground Floor

Main area: approx. 55.0 sq. metres (592.2 sq. feet)  
Plus garage, approx. 11.8 sq. metres (126.6 sq. feet)



### First Floor

Approx. 53.4 sq. metres (575.0 sq. feet)



Main area: Approx. 108.4 sq. metres (1167.2 sq. feet)

Plus garages, approx. 11.8 sq. metres (126.6 sq. feet)