5 Gloucester Row, Wotton-Under-Edge, Gloucestershire, GL12 7DX

Situated in the most attractive terrace of period cottages, this three-bedroom property offered to the market with no onward chain enjoys the convenience of town living with the advantage of a leafy, semi-rural setting.

Gloucester Row is a notable landmark of cottages situated on the northern approach to the market town of Wotton-under-Edge. The properties are understood to have originally been smaller cottages, all of which underwent the addition of a Victorian extension and a more notable façade to match. Today, the cottage offers a fantastic opportunity for anyone with a green thumb, thanks to the generous front and rear gardens that accompany the property. The accommodation is arranged across three floors, totalling approximately 1,128sq.ft, and comprises two reception rooms, three double bedrooms, and a bathroom. Since purchasing the property in January 2021, the current owner has undertaken several key improvements, including the installation of a wood burner, the replacement of the front double-glazed windows, and full re-wiring throughout the property.

Entering through the front door leads into an entrance hallway, which offers fitted storage and space for hanging coats and storing shoes. A turned staircase is found to one side, while doors to the two reception rooms are straight ahead and to the right. The sitting room is at the front of the property and features a charming focal point: an exposed brick chimney with an inset wood burner. A sash window overlooks the front garden. The second reception room is a generous dining space with additional character features, including exposed Cotswold stone walls and two brick pillars from a former fireplace. This room provides ample space for a dining suite or could alternatively serve as a second sitting room. A large window into the connecting kitchen allows plenty of natural light and a view of the garden. The kitchen spans the rear of the property and features both a window and a set of French doors opening onto the garden. It is fitted with a range of wall and base units, an integrated electric oven and hob, and space for additional appliances. A large skylight enhances the sense of light and space.

On the first floor are two of the bedrooms and the bathroom, while the entirety of the second floor is dedicated to the final bedroom. All three bedrooms are of double proportion, with one benefiting from two fitted cupboards. The landing features a double-width cupboard, combining linen storage with housing for the gas combination boiler. The bathroom is fitted with a white suite, including a shower over the bath.

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

EPC – E (54).

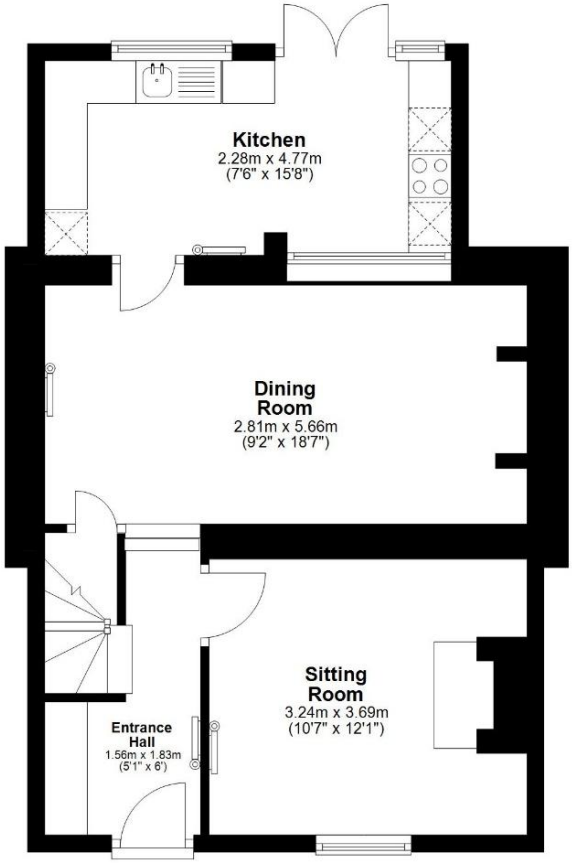
Externally, there are extensive gardens to both the front and rear of the property. The front garden is mainly laid to lawn, allowing for low maintenance, and includes various shrubs and a tree. To the rear is a patio terrace directly accessible from the kitchen, an ideal spot to enjoy the westerly orientation. Beyond the terrace lies a long lawn garden bordered by mature, well-stocked flower beds. At the far end is a handy timber shed, perfect for storage, and an area suitable for a vegetable garden. On-street parking is available in front of the cottages and along a nearby side road.

Situation

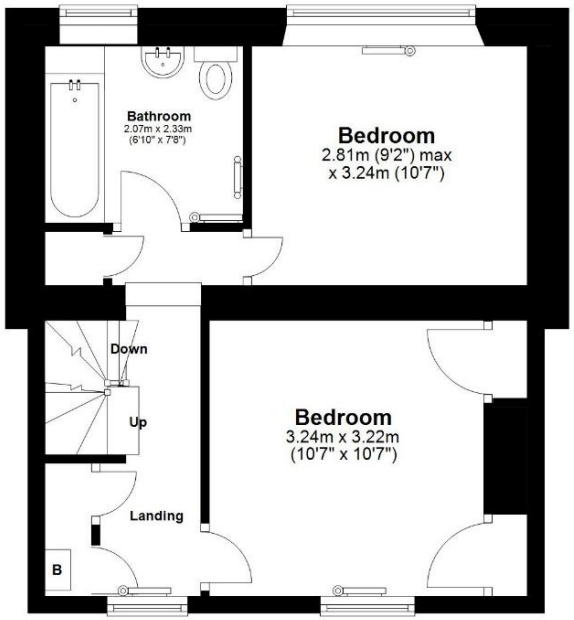
The town of Wotton-under-Edge offers a wide range of amenities, including independent retailers and supermarkets. It also provides primary schools, the highly regarded Katharine Lady Berkeley secondary school, doctors' and dentists' surgeries, an independent cinema, and leisure facilities. Numerous walks and cycling opportunities are available from the doorstep, with the Cotswold Way accessible nearby. Wotton-under-Edge is conveniently situated close to the M5 motorway (Junction 14) and the A38, providing easy access throughout the Southwest.

Guide Price £400,000

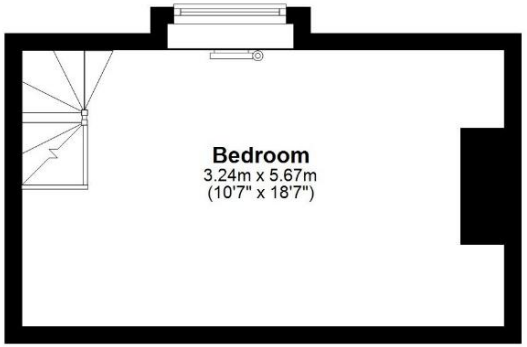
Ground Floor
Approx. 49.1 sq. metres (528.4 sq. feet)



First Floor
Approx. 36.9 sq. metres (397.6 sq. feet)



Second Floor
Approx. 18.8 sq. metres (202.1 sq. feet)



Total area: approx. 104.8 sq. metres (1128.1 sq. feet)

Wotton-under-Edge Office
32 Long Street
Wotton-under-Edge
GL12 7BT

Town and Country Specialists

01453 796333
wotton@hunterfrench.co.uk
www.hunterfrench.co.uk