

hunter french

24 Knapp Road, Wotton-under-Edge, GL12 7HN

A sympathetically finished and beautifully presented two-bedroom cottage, situated in an elevated position with wonderful views across the town of Wotton-under-Edge and the surrounding countryside, complemented by a charming rear garden.

Knapp Road is situated on the eastern side of the town, within a peaceful and mature residential area. This terraced cottage is understood to date back to the early 1900s and, under the current ownership since 2019, has been tastefully and sympathetically updated throughout. The accommodation is arranged over two floors and extends to approximately 694 sq. ft.

Entering through the front door leads into a convenient porch, ideal for hanging coats and removing shoes before heading into the cottage. The ground floor offers a sociable, open-plan living space incorporating the kitchen and featuring an appealing blend of modern and character features, including exposed stone walls and beams. The front half of the room provides a comfortable sitting area centred around the open fireplace, while solid oak flooring flows seamlessly throughout the space. The tastefully fitted kitchen is a traditional Shaker style, with sage-green cabinetry finished with solid wooden worktops and a Belfast sink. There is an excellent range of storage, together with an integrated fridge, freezer, electric oven and hob with extractor above. The space is perfectly designed for both everyday living and entertaining. Several steps rise to a half landing, where a door provides access to the rear garden. From here, stairs continue to the first floor, while a wooden latched door opens to a useful understairs cupboard.

Upstairs, there are two double bedrooms, with the principal bedroom benefitting from built-in wardrobes providing both hanging rails and shelving. The second bedroom is currently utilised as a home office and enjoys a pleasant view across the garden.

A modern shower room completes the accommodation, comprising a white suite complemented by grey tiled walls and flooring. It includes a WC, pedestal wash basin and large walk-in shower, together with a useful cupboard housing the central heating boiler and providing additional storage.

Outside, the enclosed rear garden comprises a flagstone patio terrace, ideal for enjoying the summer months, with a gravel path leading further into the garden and bordered by established flowers and shrub beds. There is a right of access across the garden, providing rear access for both this cottage and the neighbouring properties.











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

EPC – D (68)

The town of Wotton-under-Edge offers a wide range of amenities, including independent retailers and supermarkets. The town also provides primary schools, the highly regarded Katharine Lady Berkeley's School, doctors' and dentists' surgeries, an independent cinema and leisure facilities. There are numerous walking and cycling opportunities from the doorstep, with the Cotswold Way easily accessible. Wotton-under-Edge is situated close to the M5 motorway (Junction 14) and the A38, providing convenient access throughout the Southwest.



Guide Price £275,000





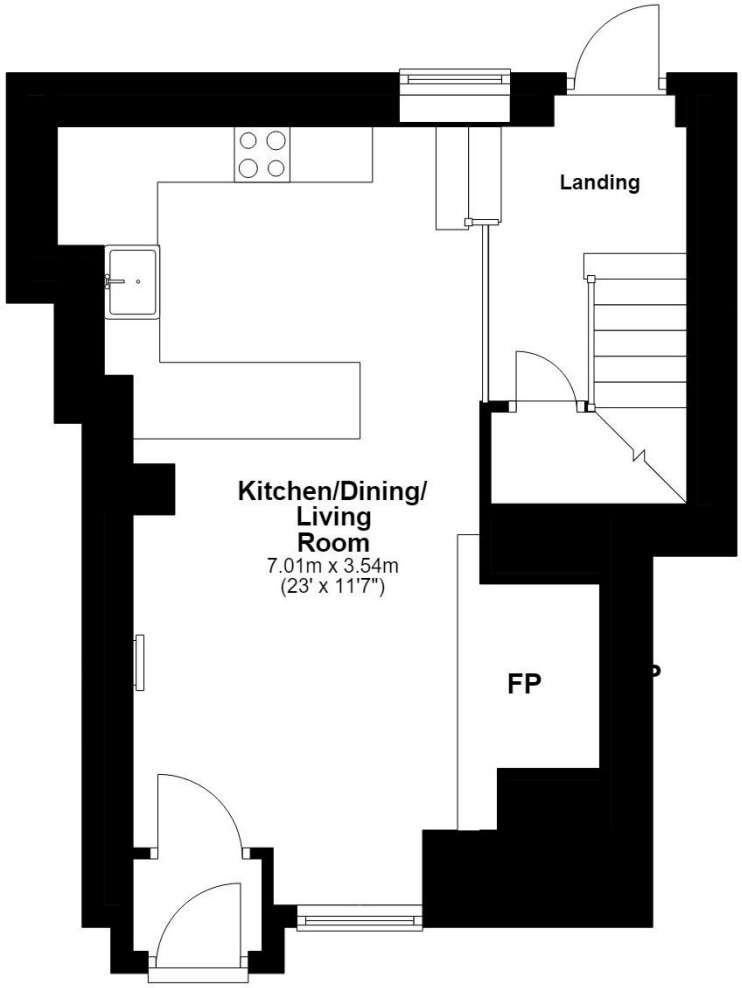






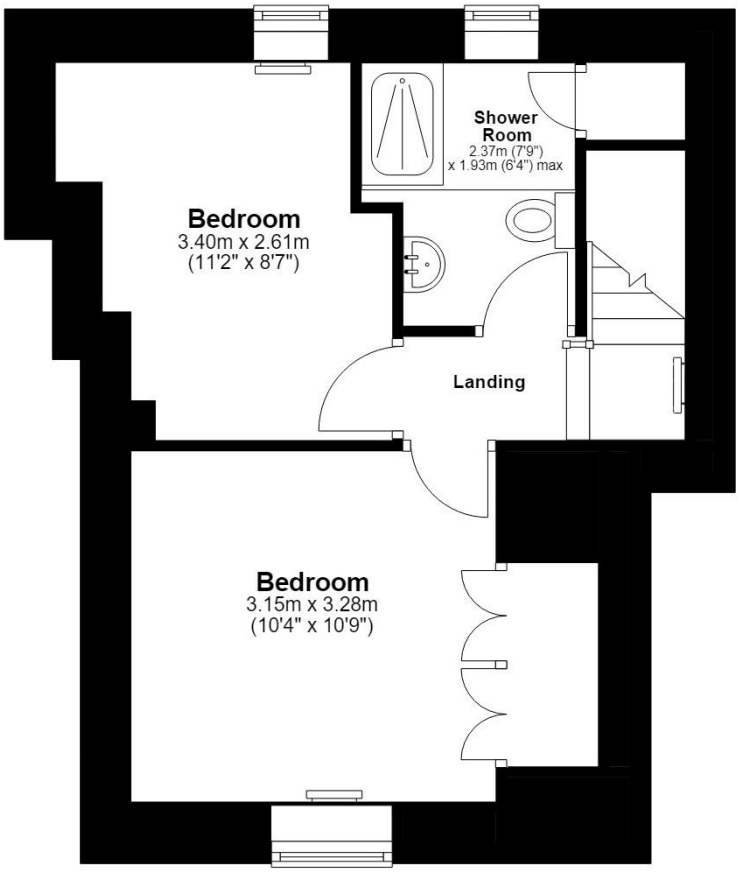
Ground Floor

Approx. 34.0 sq. metres (366.2 sq. feet)



First Floor

Approx. 30.5 sq. metres (328.5 sq. feet)



Total area: approx. 64.5 sq. metres (694.7 sq. feet)

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