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14 Britannia Mews, Wotton-Under-Edge, Gloucestershire, GL12 7EJ

A well-presented mid-terrace townhouse situated in a peaceful cul-de-sac in the heart of Wotton-under-Edge and conveniently located within walking distance of the town centre and all its excellent amenities.

Britannia Mews is an attractive development of modern properties built by Crest Nicholson in 2015. This particular property is arranged over three floors, extending to approximately 1,101 sq ft and offering a practical layout for modern-day living. The property's position within the cul-de-sac also provides pleasant views towards the Cotswold Escarpment that surrounds the town and is just a few steps away from the renowned Cotswold Way National Trail.

Entering via the front door leads into the entrance hall, with stairs rising to the first floor and access to a handy downstairs cloakroom. The kitchen/dining room sits to the right-hand side at the front of the house, with space for a family dining table. The kitchen comprises a range of stylish wall and base units finished with gloss doors and wood-effect worktops. Integrated appliances include an electric double oven and hob with extractor hood, whilst there is space and plumbing for a freestanding washing machine and fridge freezer. The sitting room spans the rear of the ground floor, with French doors opening out to the rear garden.

Rising to the first floor, the landing provides access to three bedrooms, the family bathroom and a cupboard for linen and towel storage. The largest of the three bedrooms is positioned at the rear of the property and benefits from two windows that enjoy pleasant hill views. The smaller room on this floor would also make an ideal home office, nursery or dressing room, as currently used by the owners.

The second floor is dedicated to the principal bedroom suite, which benefits from a built-in cupboard and an en-suite shower room. The bedroom is generously sized and features two Velux windows that allow plenty of natural light to flood in. The en-suite comprises a shower, WC and wash basin. The second-floor landing includes a cupboard housing the central heating boiler, along with a door that opens into a useful eaves storage area.

The private rear garden has been designed for low maintenance and is laid to a combination of paving, Cotswold stone chippings and a raised decked area, ideal for outdoor dining and entertaining. There is a useful garden shed for storage, and rear access is provided via a gate and pathway leading back to the front of the house. The garden is enclosed by fencing on all sides. To the front of the property are two allocated parking spaces.





Britannia Mews is subject to an annual service charge, which contributes towards the maintenance of the communal areas within the development.

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

EPC – C(78).

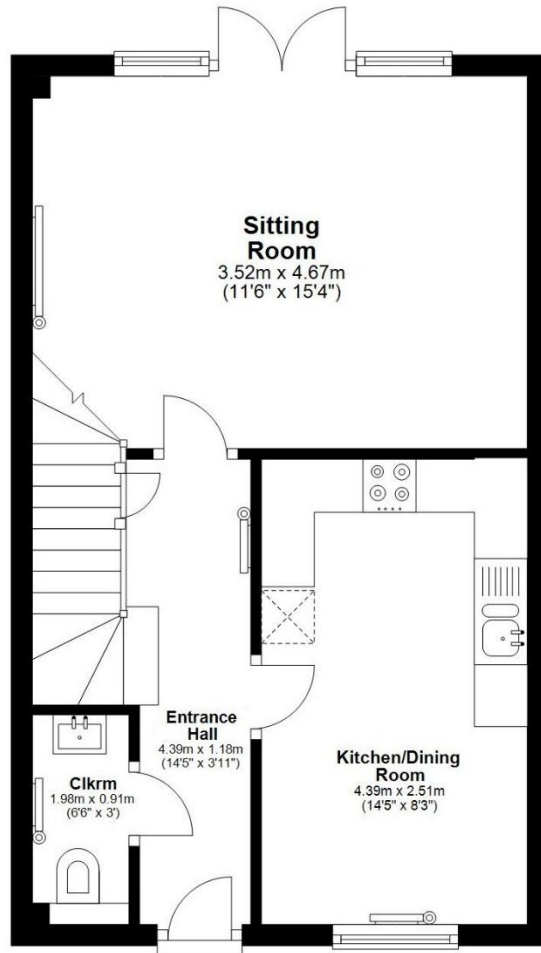
The town of Wotton-under-Edge offers a wide range of amenities, including independent retailers and supermarkets. The town also benefits from primary schools, the highly regarded Katharine Lady Berkeley's School, doctors' and dentists' surgeries, an independent cinema and leisure facilities. There are numerous walking and cycling routes from the doorstep, and the Cotswold Way can be enjoyed directly from the town. Wotton-under-Edge is conveniently situated close to Junction 14 of the M5 motorway and the A38, providing excellent access throughout the South West.

Guide Price £399,000



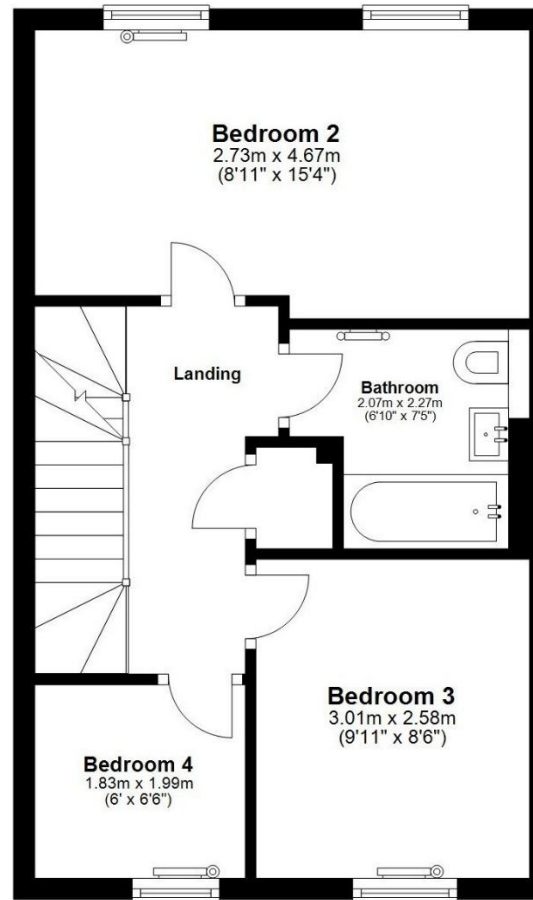
Ground Floor

Main area: approx. 37.4 sq. metres (402.6 sq. feet)



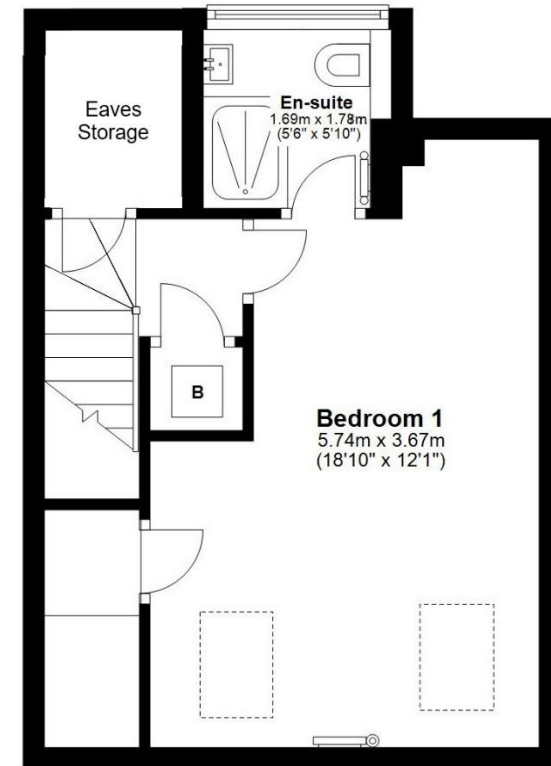
First Floor

Approx. 37.4 sq. metres (402.6 sq. feet)



Second Floor

Approx. 27.5 sq. metres (296.2 sq. feet)



Main area: Approx. 102.3 sq. metres (1101.4 sq. feet)