hunter
french

19 Synwell Lane, Wotton-under-Edge, Gloucestershire GL12 7HQ

A charming semi-detached three-bedroom cottage enjoying a southerly facing landscaped garden, all set on a corner plot in an elevated position.

19 Synwell Lane is believed to date back to around the early 1800's with later additions to create this well-proportioned property which has been a cherished home to the current owners since 2019. A wealth of beautiful character features can be seen throughout the cottage, including exposed beams and stonework. The accommodation is arranged over two floors and reaches 1,275 sq.ft (approx.).

On the ground floor the front door leads directly into the welcoming entrance hall with an exposed stone wall to one side and a turned staircase ascending to the first floor with understairs storage. There is plenty of space to hang coats and store shoes and a Bath stone surround fireplace makes a real focal point. Straight ahead flows seamlessly through to the sitting room with French doors leading out to the rear garden. To the right of the hallway several steps lead down into the triple aspect 'L' shaped open plan kitchen/dining room. The room commences as a galley style kitchen opening into a large open plan kitchen/dining space with French doors opening to the garden making a sociable space ideal for entertaining.

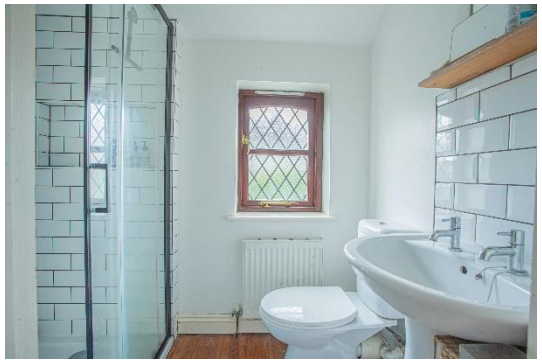
Ascending the turned staircase to the first floor there is a charming alcove in the exposed stonework in the stairwell. Arriving to the central landing corridor there is access to the principal bedroom and two further bedrooms and the bathroom. The principal bedroom enjoys a double aspect and benefits from an en-suite shower room which was updated in 2021. The family bathroom has a white suite comprising of a corner bath set on a raised plinth, a wash basin and WC.

Outside to the front the cottage is set back from the lane by a retaining wall and to one side there is gated pedestrian access to the rear garden. The charming southerly facing rear garden wraps around two sides of the house and is predominantly laid to lawn with a paved meandering path winding to the far end of the garden. To one corner of the garden is a raised decked terrace making the ideal spot for al fresco dining. An enclosed under croft with power and light sits beneath the raised deck terrace creating useful garden storage. There is a patio area just off the sitting room making yet another idyllic spot to sit. The garden is bordered by established raised beds.

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 (69)

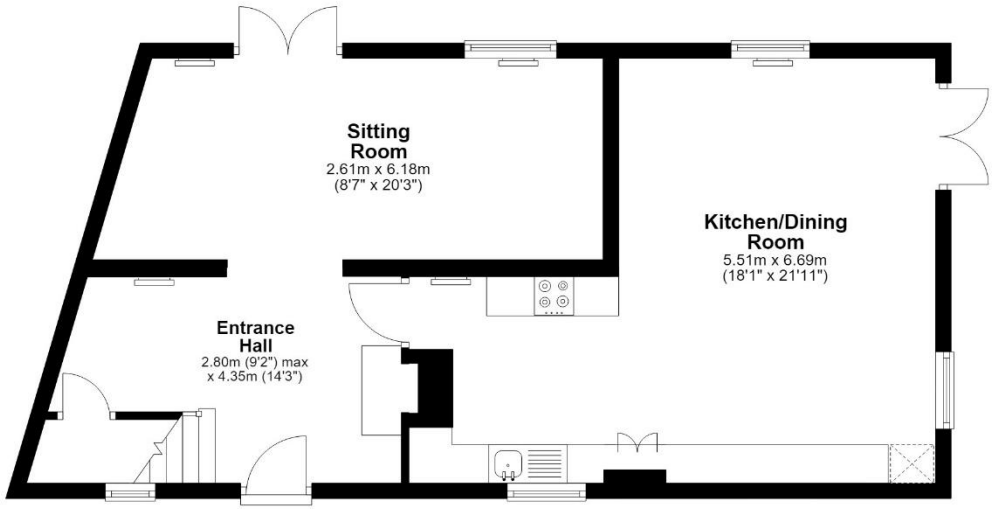
The town of Wotton-under-Edge offers a wide range of amenities, including independent retailers and supermarkets. The town also provides primary schools, the highly regarded Katharine Lady Berkeley's secondary school, doctors' and dentists' surgeries, an independent cinema, and leisure facilities. There 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, giving easy access throughout the Southwest.



Guide Price £395,000

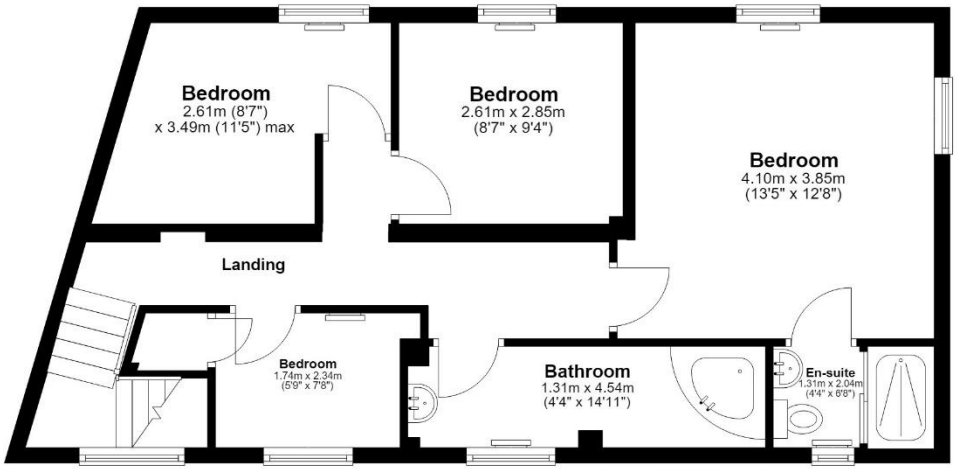
Ground Floor

Approx. 59.2 sq. metres (637.3 sq. feet)



First Floor

Approx. 59.2 sq. metres (637.3 sq. feet)



Total area: approx. 118.4 sq. metres (1274.5 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