



hunter
french

Flat 1, 1 High Street, Wotton-under-Edge, GL12 7DE

A lovingly maintained, spacious first-floor apartment with a wealth of characterful features and flexible living space.

1 High Street is an eye-catching, three-storey period building located at the very heart of the town, amongst the everyday life of Wotton-under-Edge. This particular apartment is situated on the first floor, with a front-row outlook across Long Street, Market Street and the High Street through impressive, southerly facing sash windows that fill the accommodation with natural light. Extending to approximately 1,165 sq ft, this versatile property would make an ideal first home, a centrally located bolthole or a great investment property.

The communal entrance features an outstanding original turned staircase that rises through the building, as well as French doors opening into the communal courtyard and a door providing access to the shared cellar. The front door of the apartment opens into an L-shaped entrance hall, providing access to all rooms. The most notable room is the generous reception room, which will easily accommodate areas for both sitting and dining and is filled with natural light from three sash windows. Beside the reception room is the first bedroom, which is currently set up as a formal dining room, highlighting the accommodation's versatility. This room benefits from two further sash windows and a feature fireplace.

The second bedroom is situated to the rear of the property and is another generous size, with ample space for a double bed and associated furniture. This bedroom is rich in character, incorporating a feature fireplace, exposed wooden beams and a sash-style window seat, together with a built-in cupboard to one corner.

Completing the accommodation are the kitchen and bathroom. The kitchen is fitted with a mixture of wall and base units, offering practical workspace, together with an integrated electric oven, hob and extractor. There is plumbing for a washing machine and space for an under-counter fridge/freezer. The bathroom is fitted with a white suite comprising a bath with shower over, WC and pedestal basin, together with an extractor fan.

Outside, the property benefits from a shared courtyard garden laid to flagstone paving, providing a pleasant space for socialising and relaxing during the warmer summer months.



We understand the property is connected to all mains services, including gas, electricity, water and drainage. Council Tax Band B (Stroud District Council).

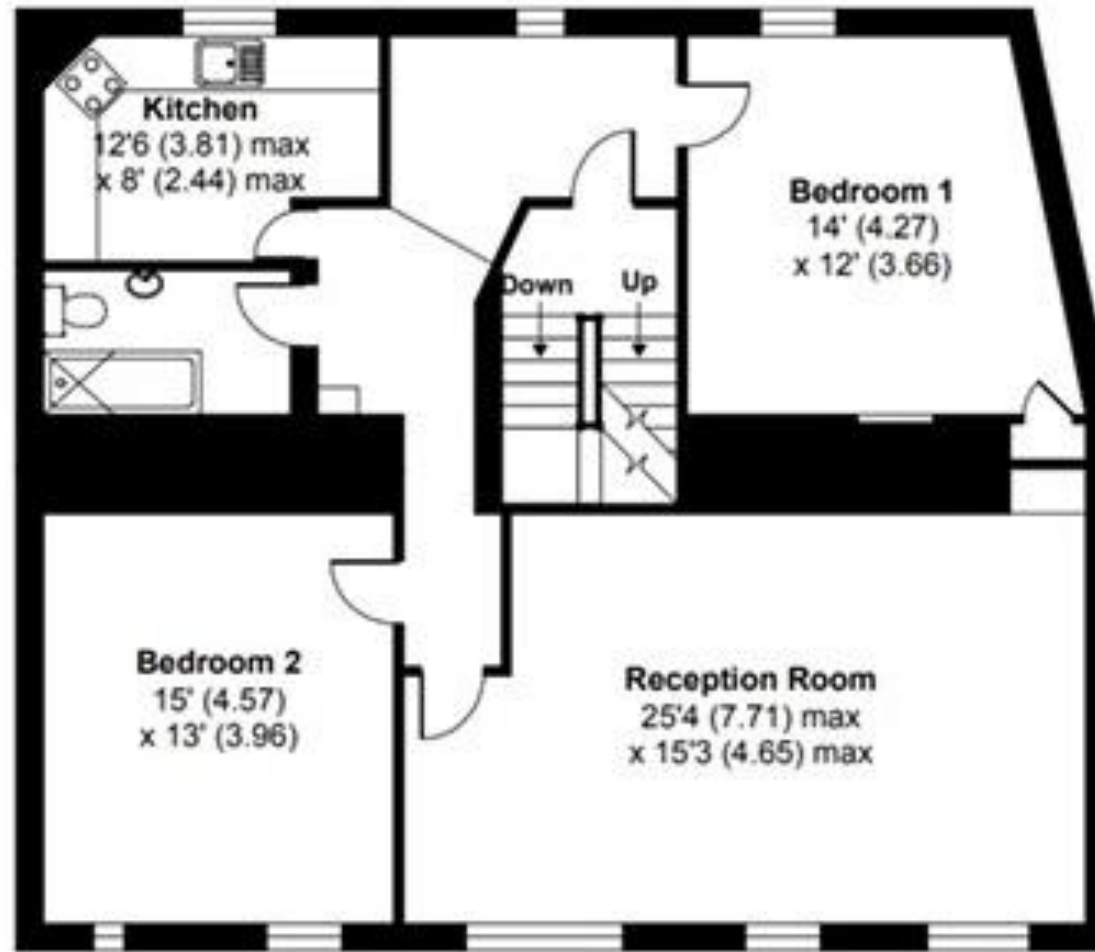
The property will be sold leasehold, with a new lease commencing as part of the sale.

EPC – D (67)

The town of Wotton-under-Edge offers a wide range of amenities, including independent retailers and supermarkets, 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 also easily accessible. Wotton-under-Edge is conveniently situated close to the M5 motorway (Junction 14) and the A38, providing easy access throughout the South West.

Guide Price £250,000





FIRST FLOOR (FLAT 1)