



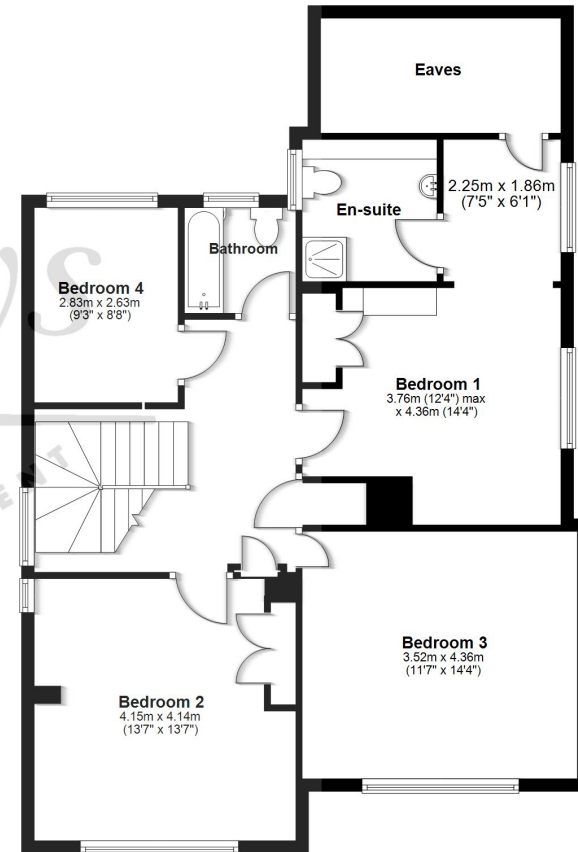
Ground Floor

Approx. 133.8 sq. metres (1440.4 sq. feet)



First Floor

Approx. 93.5 sq. metres (1006.1 sq. feet)



Total area: approx. 227.3 sq. metres (2446.6 sq. feet)

For Illustrative Purposes Only. Not to Scale.
Plan produced using PlanUp.

Sunnyside, Wotton Crescent, Wotton-under-Edge, Gloucestershire GL12 7JZ

There is no more fitting a name than ‘Sunnyside’ for this beautiful, elevated detached family home. Discreetly positioned toward the end of Wotton Crescent, with a no-through road position renowned for its far-reaching views across the rooftops of Wotton-under-Edge and the hills of the Cotswold Escarpment. Though tranquil and secluded, it lies a gentle stroll from Wotton’s historic High Street. Set behind barn-style gates, this handsome home is found on grounds of approximately 0.309 acres, framed by the beautiful scenery of fields and Warren Woods behind. Mature, well-tended gardens create a tapestry of flowers, trees and shrubs. Towards the end, a delightful summer house perfectly captures the setting sun over the town, while a vegetable garden is found at the very rear. Inside, the home offers a thoughtful and flexible layout, which has been adapted to allow a long-standing residence throughout life. A practical boot room leads you into the home, connecting to a downstairs shower room conveniently placed after muddy countryside walks on the nearby Cotswold Way. A welcoming entranceway leads to a bright and well-appointed kitchen with plenty of storage and work surface space, overlooking the garden. Adjacent to the kitchen, a handy utility room with access to the rear leads to the integral garage. The ground floor also features an impressive sitting room with a feature fireplace and French doors opening onto one of two seating areas, flooding the room with natural light. A further two reception rooms offer space for formal dining, a snug, a playroom or a second office, with the first connecting from the entrance hall. Upstairs, a generous landing leads to four bedrooms – three of which are generous doubles. The principal bedroom enjoys far-reaching views and is served by its own en-suite shower room. The rest of the rooms are serviced by the family bathroom, consisting of a white suite. ‘Sunnyside’ is a residence suited to those looking for countryside calm with a connection to the friendly community of Wotton-under-Edge.

Situation

This charming market town enjoys a vibrant High Street with an eclectic mix of independent shops and cafes, complemented by two well-known supermarkets – it even has its own cinema! Wotton-under-Edge (M5 J14 approx 5.1 miles) is situated amidst beautiful countryside on the edge of the Cotswold escarpment – the Cotswold way runs straight through, perfect for walkers. Tetbury (approx. 10.1 miles), Cirencester, Bristol, Cheltenham make it an ideal location for families, commuters and outdoor enthusiasts. Katharine Lady Berkeley’s Secondary School is an important element in the town and there are two primary schools. Please visit wotton-under-edge.com for a wealth of further information.

Property Highlights, Accommodation & Services

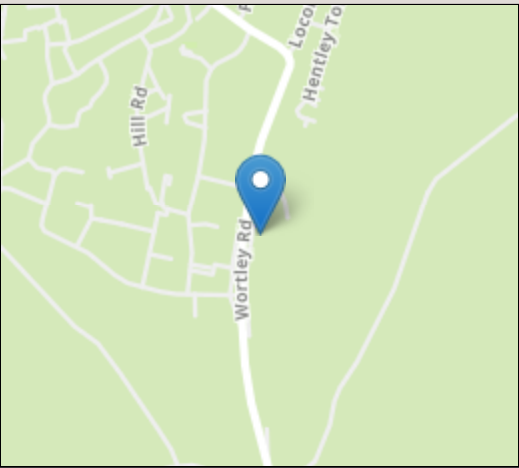
- Impressive Elevated Setting Towards The End of a No-Through Road, Offering Stunning Far-Reaching Views Across Wotton.
- Three Generous Double Bedrooms - Extended Principal Bedroom With Fitted Wardrobes An En-Suite Shower Room And Generous Eaves Storage
- Mature, Well-Kept Grounds of Circa 0.309 Acres Featuring a Summer House, Greenhouse and Two Patio Seating Areas
- Smart Generous Sized Kitchen With Integrated Appliances, And a Pretty Outlook Over The Rear Garden
- Living Room With French Doors to Patio , Along With Two Further Reception Rooms
- Within Catchment Area and Walking Distance to The British School, Bluecoat Primary School and Katharine Lady Berkeley's Secondary School
- Close Proximity To Beautiful Countryside, The Cotswold Way and Wotton's High Street
- Double Garage with Ample Vehicular Parking, Enclosed Behind Gates
- Utility Room, Downstairs Shower Room and Separate Study
- Stroud District Council Tax Band F

Directions

Heading out of Wotton in the direction of Hillesley, continue along Wortley Road and into Wortley Terrace. Wotton Crescent is located on your left handside, just after the row of red bricked terraced cottages. You will find Sunnyside towards the end of this private road on your left hand side.

Local Authority & Council Tax - Stroud District Council - Tax Band F

Tenure - Freehold



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