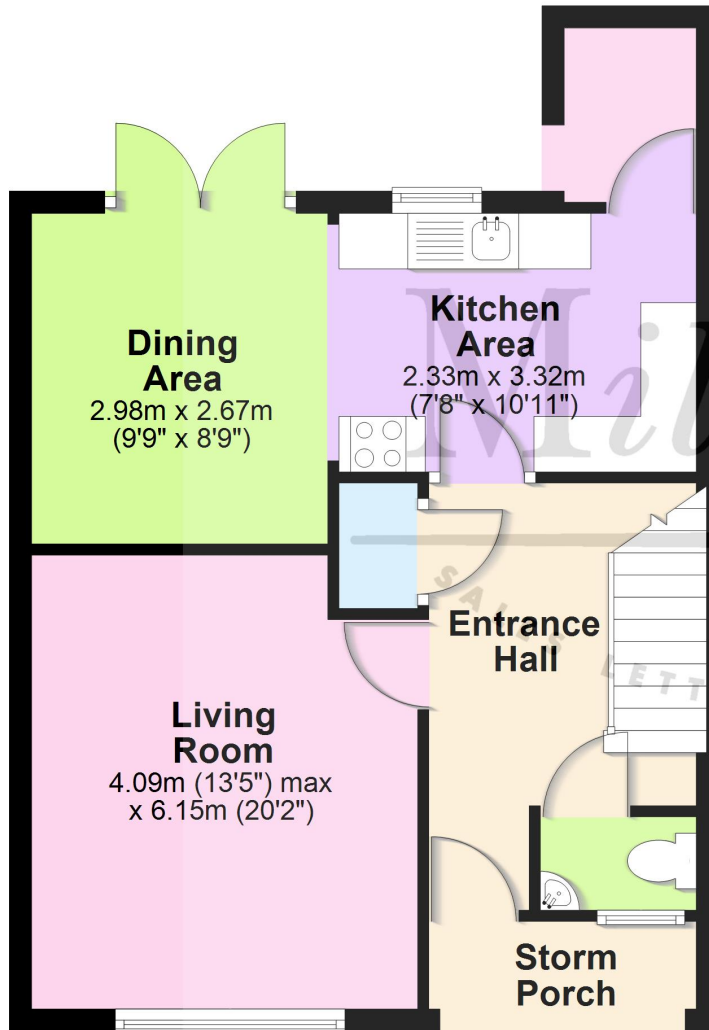




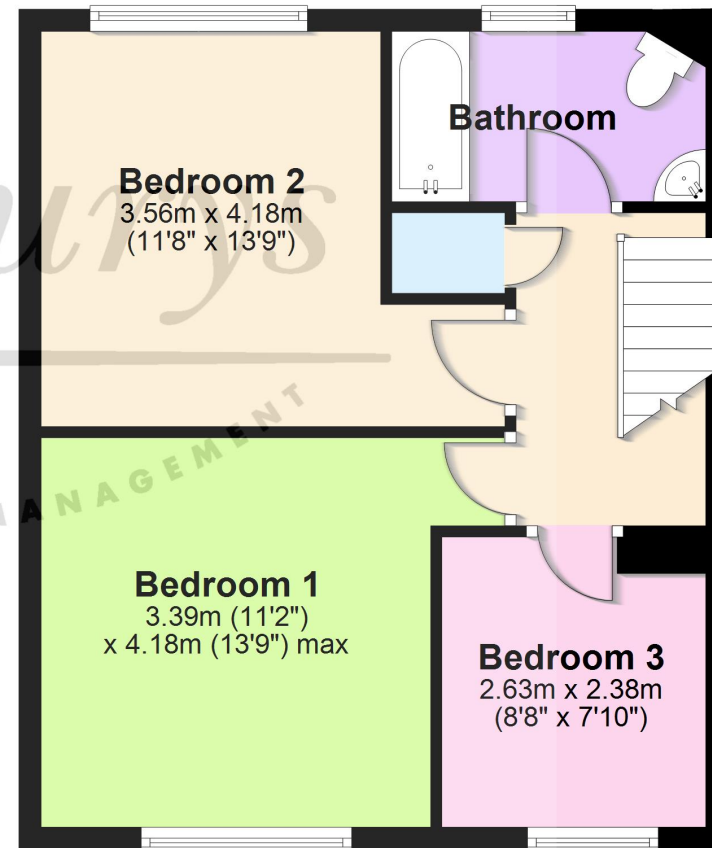
Ground Floor

Approx. 49.1 sq. metres (528.3 sq. feet)



First Floor

Approx. 44.9 sq. metres (483.5 sq. feet)



Total area: approx. 94.0 sq. metres (1011.9 sq. feet)

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

78 Pitman Place, Wotton-under-Edge, Gloucestershire GL12 7SG

As you pass through Pitman Place, this charming terraced home is sure to catch your eye with its beautiful, low-maintenance front garden - mainly laid with shingle and blessed by a plethora of potted plants, shrubs and a tree. Enjoy a morning brew on the inviting storm porch before entering the home, where a bright and welcome entrance hallway meets you. Not only does it connect the ground and first floor, but also houses a convenient WC and a spacious cupboard featuring a vented heating system. Elegant Carrara white gloss, marble-effect tiles lead you to a spacious living room on your left, bath in light from the expansive, front-facing window. Certainly a cosy and inviting space, perfect for unwinding with your favourite show or curling up with a book by the electric fireplace. The current owners have thoughtfully reimagine the layout, creating a delightful kitchen/diner, serving as the hub of the home. A bright and airy space which maximises light and functionality. The Howdens kitchen is perfect for crafting a new meal, complete with wall units and drawers designed to make use of every inch! An integrated waste disposal unit can be found within the sink, a clever adaptation for a busy household! Additionally, there is a separate shed attached to the property. Headed upstairs, the tastefully decorated landing leads to three bedrooms, 2 doubles and 1 single, all featuring bespoke-made Hillary blinds. There is an additional cupboard housing the newly installed water heater. Completing the home is the newly installed, fully tiled modern bathroom with a shower overhead. A low-maintenance rear garden is the perfect sun trap, and a delight when entertaining under the shaded pergola. The home enjoys the use of a private driveway, with plenty of on-street parking to the rear, we understand. A carefully crafted family home, offered for sale with NO ONWARD CHAIN.

This property was formerly a Local Authority house and contains a restrictive covenant which requires consent to purchase from the Local Authority. A purchaser who has lived and worked within the county of Gloucestershire for at least the last three years immediately prior to the purchase would qualify for automatic consent in accordance with section 157 of the Housing Act 1985.

Situation

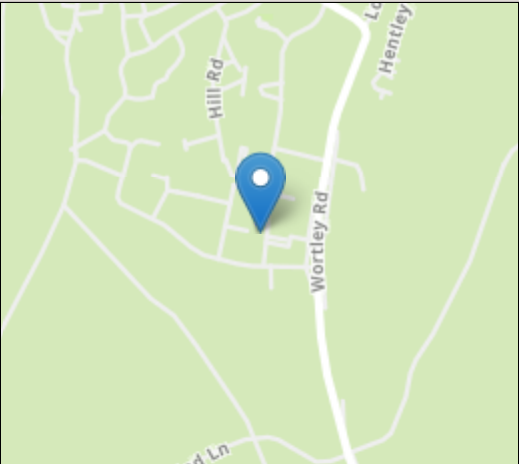
This charming Cotswold market town enjoys a vibrant High Street with an eclectic mix of independent shops and cafes, further complemented by two mini-supermarkets plus its own independent cinema (dating back to 1911) which shows current and arthouse films with digital and 3D equipment! Wotton-under-Edge is situated amidst beautiful countryside on the edge of the Cotswold escarpment, ideal for families and for those wanting to be part of a thriving community. The M5 Junction 14 is approx. 5.1 miles for commuters to Bristol, Gloucester and Cheltenham whilst Tetbury is 10.1 miles. For rail links to Bristol and Gloucester Cam and Dursley Railway Station is approx. 7 miles away. There are two Primary Schools centrally located in Wotton plus you will find more in the surrounding villages of Charfield, Tortworth and Hillesley. For secondary education the reputable Katharine Lady Berkeley is situated on the outskirts of the town in nearby Kingswood so still walking distance. Outdoor pursuits include exploring the Cotswold Way which runs directly through the town, the local Golf club, a refurbished Open Air Pool Swimming Pool (seasonal) with a retractable enclosure.

Property Highlights, Accommodation & Services

- SECTION 157 Housing Act 1985 – This property was formerly a Local Authority house and contains a restrictive covenant which requires consent to purchase from the Local Authority.
- NO ONWARD CHAIN - Vendor Suited
- 3 Bedroom Terraced House
- Driveway Parking
- Low Maintenance Enclosed Rear Garden
- Cosy Living Room With Electric Fireplace
- Howdens Fitted Kitchen - Sink With An Integrated Waste Disposal Unit
- Newly Fitted Bathroom With Shower Over Bath & Downstairs WC
- Within Catchment Area and Walking Distance to The British School, Bluecoat Primary School and Katharine Lady Berkeley's Secondary School
- Stroud District Council Tax Band B

Directions

On entering Wotton-under-Edge from the direction of Charfield and on the B4058, proceed to the end of Bear Street, then turn right into Old Town. Drop down to the War Memorial roundabout, taking the second exit - then right into Dyers Brook, which runs into Wortley Road. Head along this road, turning right into Pitman Place (just after the convenience store). Number 15 can be found on your right handside before the turning to Bearlands.



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