



Charming Character Cottage
5-7 Bedroom Detached Home
Synwell Lane, Wotton-under-Edge, Gloucestershire, GL12

Offers Over £750,000 considered
www.griffithnobes.co.uk



CHARMING CHARACTER COTTAGE | 7 DOUBLE BEDROOMS | FEATURE FIREPLACE | KITCHEN/DINER
EN-SUITE MASTER BEDROOM | FAMILY BATHROOM | GARDEN | SNUG/PLAYROOM | TWO RECEPTION ROOMS
EPC RATING: C | GAS CENTRAL HEATING | OUTBUILDING | PARKING | NO ONWARD CHAIN

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This charming, detached cottage boasts spacious and versatile accommodation throughout; set over three floors, it offers a wonderful range of spaces for the family to enjoy. The house has been extensively renovated whilst maintaining many of the character features that you would expect from a cottage such as this.

Ground floor accommodation includes a recently fitted modern, spacious kitchen/dining room with breakfast bar, two large reception rooms along with a ground floor double bedroom that could also be purposed as a family room. The addition of a conservatory further enhances the ground floor area, with a lovely view over the garden.

The first floor can be accessed by one of two staircases and provides four double bedrooms with a stylish en-suite 'jack-and-jill' bathroom to the master bedroom and a stylish family bathroom with separate shower too.

On the second floor, you will find four additional rooms providing flexible accommodation, including a large attic room, a snug/playroom mezzanine level alongside. The Attic room leads to Bedroom six, which in turn is inter-connected with and leads to bedroom seven. This level of flexibility on the second floor is perfect for families requiring additional private rooms for study or home working.

Outside is a spacious outbuilding with pitched roof allowing for plenty of scope for a workshop or simply additional storage space. The gardens around the house offer level seating areas as well as plenty of parking.

An internal inspection is highly recommended to fully appreciate the amount of space and flexibility that this cottage has to offer.

No Onward Chain.



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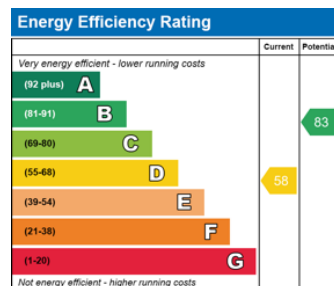
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USEFUL INFORMATION

Local authority: Stroud District Council

Council Tax Band: E (£2,906.51)

EPC Rating: C



BROADBAND & TELEPHONE

Broadband: (Highest available speeds – Download / Upload)

Standard: 17Mbps / 1Mbps

Superfast: 80Mbps / 20Mbps

Ultrafast: 1000Mbps / 100Mbps

Mobile Telephone:

EE, Three*, O2*, Vodafone*

*some limited coverage

For more information, visit <https://checker.ofcom.org.uk>

UTILITIES

Electricity: Mains Supply

Gas: Mains Supply

Water: Mains Supply

Sewerage: Mains Supply

VIEWINGS

Viewings are available by appointment only.

For further details, please contact us:

Telephone: 01453799938 WhatsApp: 01453799938

E-Mail: hello@griffithnobes.co.uk



IMPORTANT NOTE:

These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The Seller does not make or give, nor do Griffith Nobes Lettings and Management Ltd ("we") or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property which are NOT included unless specified in writing.

We work with a number of companies that provide services that may be of interest to you, and where you take up a referral, we may earn an average fee of £100.00.

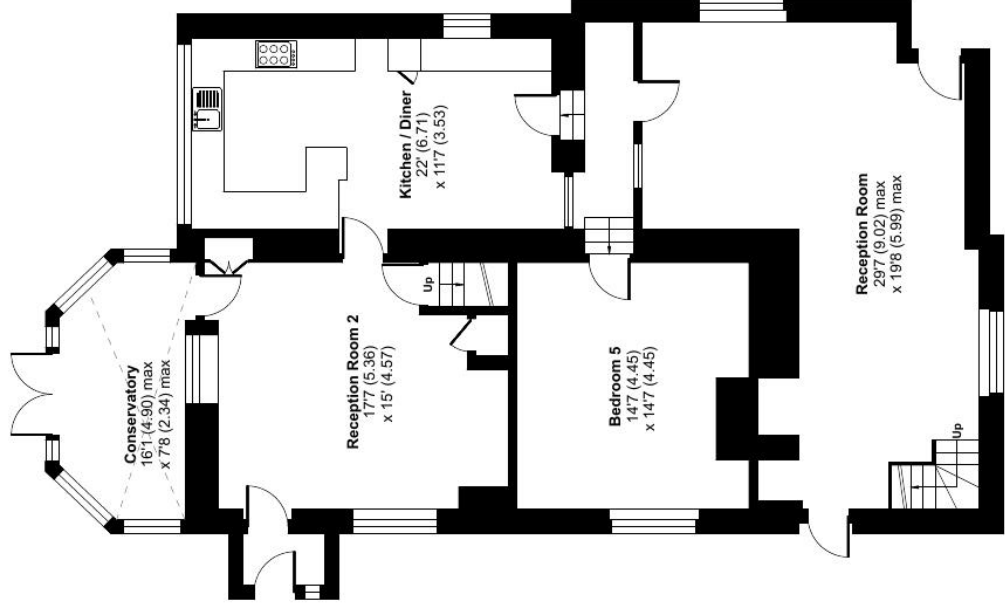
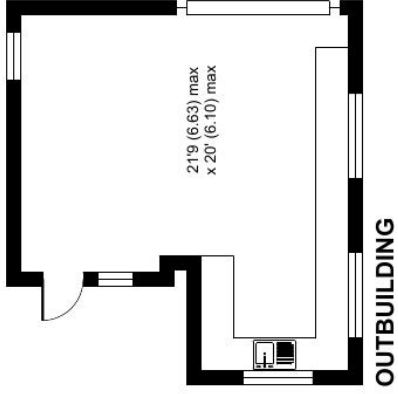
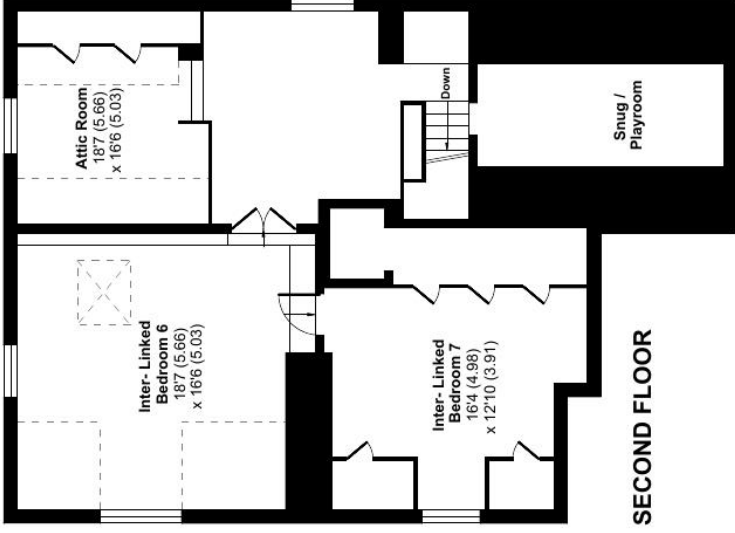
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Approximate Area = 3750 sq ft / 348.3 sq m
 Limited Use Area(s) = 171 sq ft / 15.8 sq m
 Outbuilding = 365 sq ft / 33.9 sq m
 Total = 4286 sq ft / 398 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © mtchecom 2024.
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