



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

Offers Over £675,000 considered  
[www.griffithnobes.co.uk](http://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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## Synwell Lane, Wotton-under-Edge, GL12

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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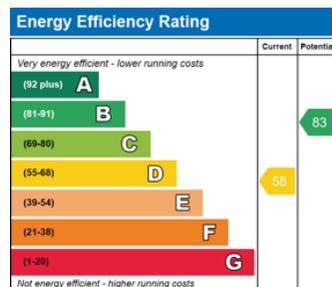
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# USEFUL INFORMATION

**Local authority:** Stroud District Council

**Council Tax Band:** E (£2,906.51)

**EPC Rating:** C



# UTILITIES

**Electricity:** Mains Supply

**Gas:** Mains Supply

**Water:** Mains Supply

**Sewerage:** Mains Supply

# 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>

# VIEWINGS

**Viewings are available by appointment only.**

For further details, please contact us:

Telephone: 01453799938 WhatsApp: 01453799938

E-Mail: [hello@griffithnobes.co.uk](mailto:hello@griffithnobes.co.uk)



## IMPORTANT NOTE:

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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.

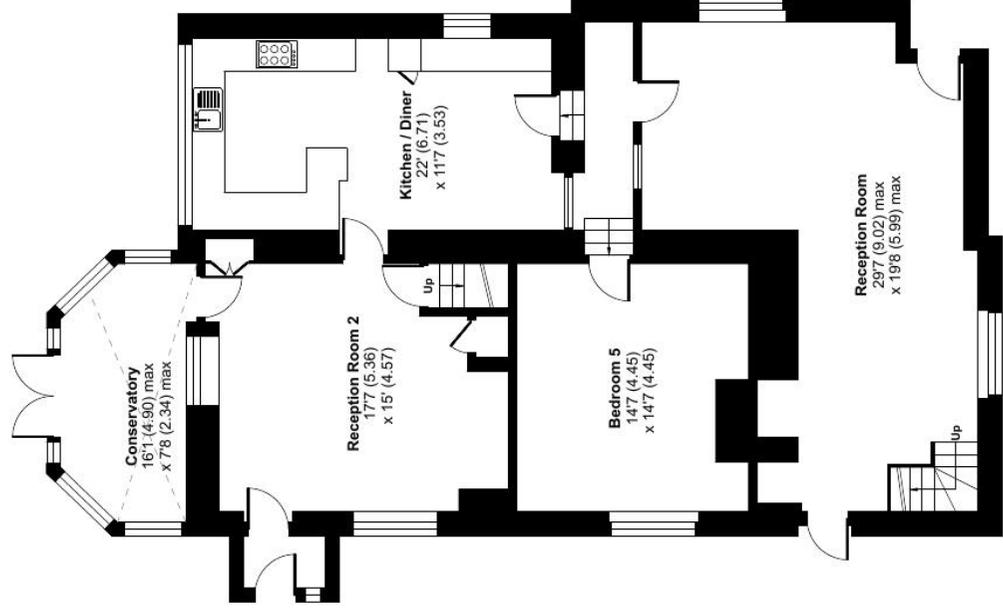
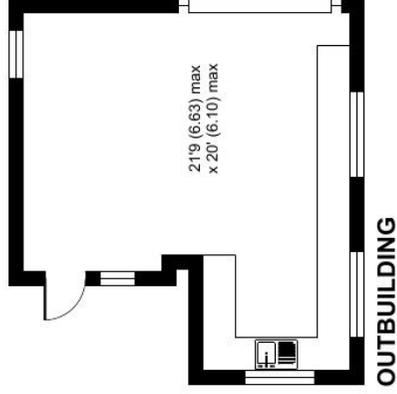
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# Synwell Lane, Wotton-under-Edge, GL12

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**

**SECOND FLOOR**



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © mtchecom 2024. Produced for Griffith Nobels Lettings and Management Ltd. REF: 1173487

