

HUNTERS[®]

HERE TO GET *you* THERE



10 Canons Court Mews, Bradley Green,
Wotton-Under-Edge, GL12 7PN

£385,000



Council Tax: D



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Ground Floor Accommodation

Entrance Hallway

Stairs to first floor, Karndean flooring, radiator, doors to;

Cloakroom

Tiled flooring, wash-basin with tiled-splash-backs, wc, radiator.

Kitchen/Breakfast Room

Window to rear aspect with lovely countryside views, range of wall and base units with work-surfaces, fitted oven and hob, dishwasher and fridge/freezer, tiled flooring, tiled splash-backs, breakfast bar area, opening to;

Lounge/Dining Room

Window to side aspect, French doors leading to the garden, Karndean flooring, two radiators, French doors to;

Conservatory

With open countryside views, door to decked area, Karndean flooring, glazed roof.

First Floor Accommodation

Landing Area

Airing cupboard with shelving, doors to;

Bedroom

Window to side aspect, radiator.

Bedroom

Dual aspect windows with open views, radiator, door to;

En-Suite

Window to rear aspect with open views, wash-hand basin, wc, walk-in shower with screen, fully tiled walls.

Bedroom

Two windows to rear aspect with open views, radiator, loft hatch.

Bathroom

Window to front aspect, wash-hand basin, wc, tiled flooring, bath with shower attachment, heated towel rail, fully tiled walls and floor.

Outside

An open plan area with parking for one car, path to front door.

Rear Garden

A low maintenance rear garden with fantastic countryside views, patio area, shingle areas, raised flower beds, feature pergola seating area.

Anti-Money Laundering (AML) Compliance

Estate agents operating in the UK are legally required to carry out Anti-Money Laundering (AML) checks in line with regulations set by HM Revenue and Customs (HMRC). At Hunters Dursley, we use Moverly to facilitate these checks as part of our commitment to compliance and transparency. It is mandatory for both buyers and sellers to complete AML verification before a property transaction can proceed. A fee will be charged for each individual AML check carried out.

Agents Note

Please Note; There is an estate charge of £300pa for the communal areas around the property.

Located in the charming semi-rural area of Bradley Green, Wotton-Under-Edge, Canons Court Mews presents an exceptional opportunity for those seeking a tranquil lifestyle surrounded by picturesque countryside views. This delightful house welcomes you through an inviting entrance hallway, leading to a convenient downstairs cloakroom.

The heart of the home is undoubtedly the generous fitted kitchen/breakfast room, perfect for family gatherings. Adjoining this space is a spacious lounge/dining room, which flows seamlessly into a lovely conservatory, providing an ideal setting for relaxation and entertaining while enjoying the serene garden vistas.

On the first floor, you will find a well-appointed main bedroom complete with an en-suite shower room, ensuring privacy and comfort. Additionally, there are two further double bedrooms, perfect for family or guests, along with a family bathroom that caters to all needs.

Outside, the property boasts allocated parking for one car along with overflow parking, a valuable asset in this desirable location. The beautifully landscaped rear garden is a true highlight, offering fantastic open views. This outdoor space is perfect for enjoying sunny afternoons or hosting gatherings with friends and family.

Canons Court Mews is a splendid choice for those looking to embrace a harmonious blend of modern living and natural beauty. With its spacious interiors and stunning surroundings, this property is sure to impress.

Please Note; This property is no longer classed as a holiday unit with the 28 day restriction. The property is now able to be lived in all year round and classed as a permanent dwelling.

- Spacious Property Found in a Semi Rural Location
 - Entrance Hallway and Cloakroom
- Good Size Lounge/Dining Room and Conservatory
 - Two Further Double Bedrooms and Bathroom
- Rear Garden with Seating Areas and Fantastic Views
- Surrounded by Countryside with Fantastic Views
 - Fitted Kitchen/Breakfast Room
- Main Bedroom with En-Suite Shower Room
- Allocated Parking for One Car plus Visitors Parking
 - Residential Family Home



Road Map



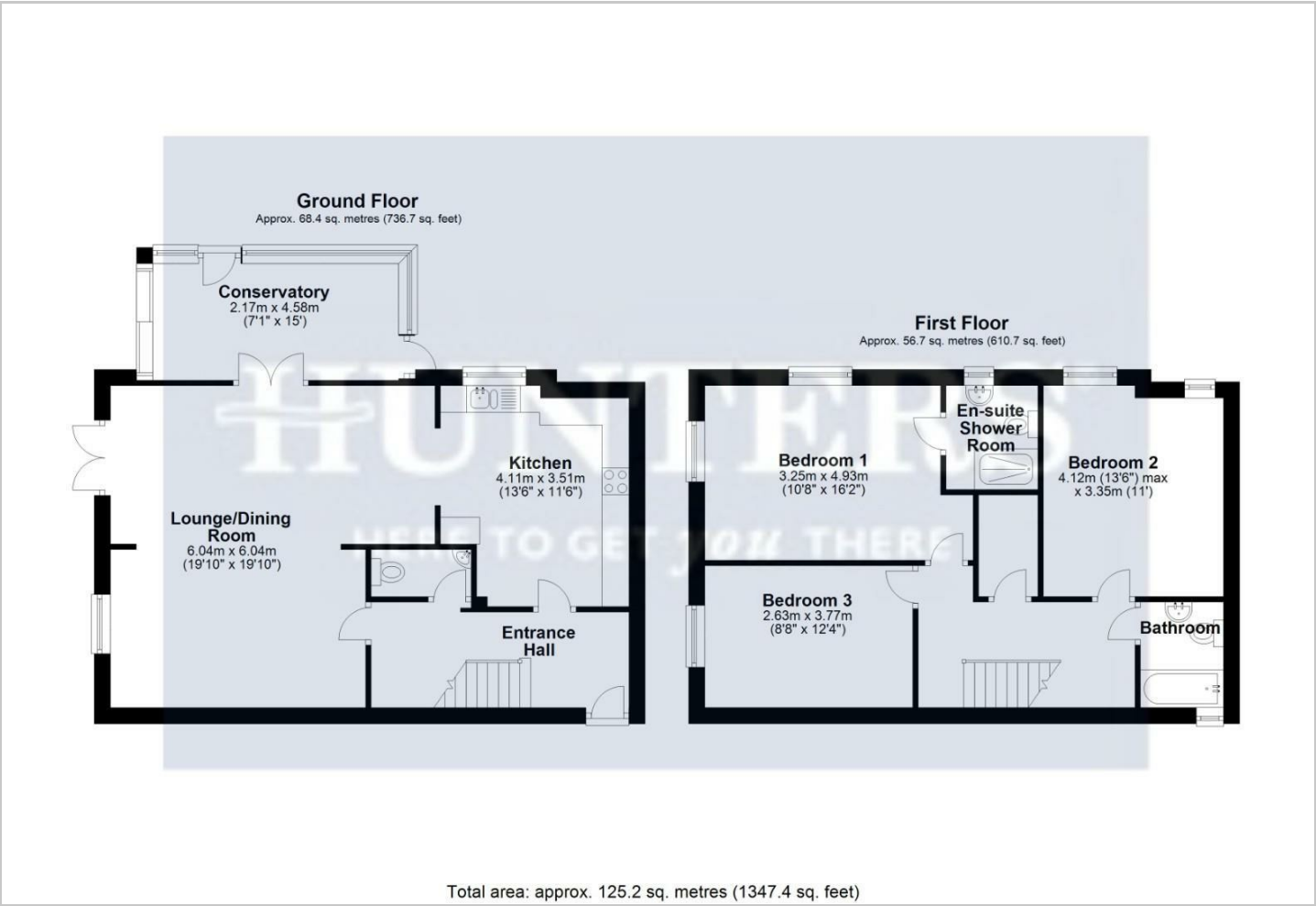
Hybrid Map



Terrain Map



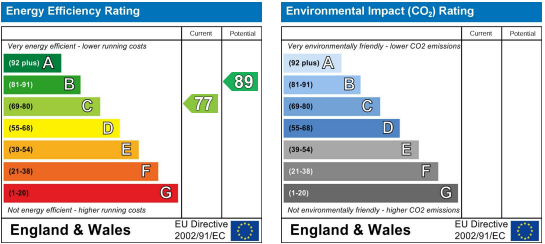
Floor Plan



Viewing

Please contact our Hunters Dursley Office on 01453 542 395 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.