



Shamba, Wotton Crescent, Wotton-Under-Edge GL12 7JZ
£475,000

HUNTERS[®]
EXCLUSIVE



Shamba

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Shamba is a charming detached bungalow occupying an elevated position within a quiet cul-de-sac in the popular market town of Wotton-under-Edge. Enjoying far-reaching views to the front, the property offers well-proportioned accommodation, attractive established gardens, excellent parking and a substantial double garage.

The property is approached via a private track, leading to a generous shingle parking area to the rear, accessed through a five-bar gate. From here there is access to the double garage, while a feature pathway leads down the side of the property to the main entrance. On entering the property, a spacious entrance porch provides a welcoming introduction and leads into the central hallway. The hallway gives access to all principal rooms, including a recently fitted bathroom with walk-in bath and shower over, together with a separate

WC. There are two comfortable double bedrooms, with the principal bedroom enjoying an attractive outlook over the front of the property and the surrounding views. The sitting room is a particularly appealing room, featuring a beautiful bay window overlooking the front garden and taking full advantage of the elevated position and views beyond with wood-burning stove. This provides a lovely focal point and a light and pleasant space in which to relax.

To the rear of the bungalow is the kitchen, fitted with a range of wall and base units together with an integrated oven and hob. There are also designated spaces for both a dishwasher and washing machine. A door leads through to the garden room, which in turn provides direct access to the rear garden.

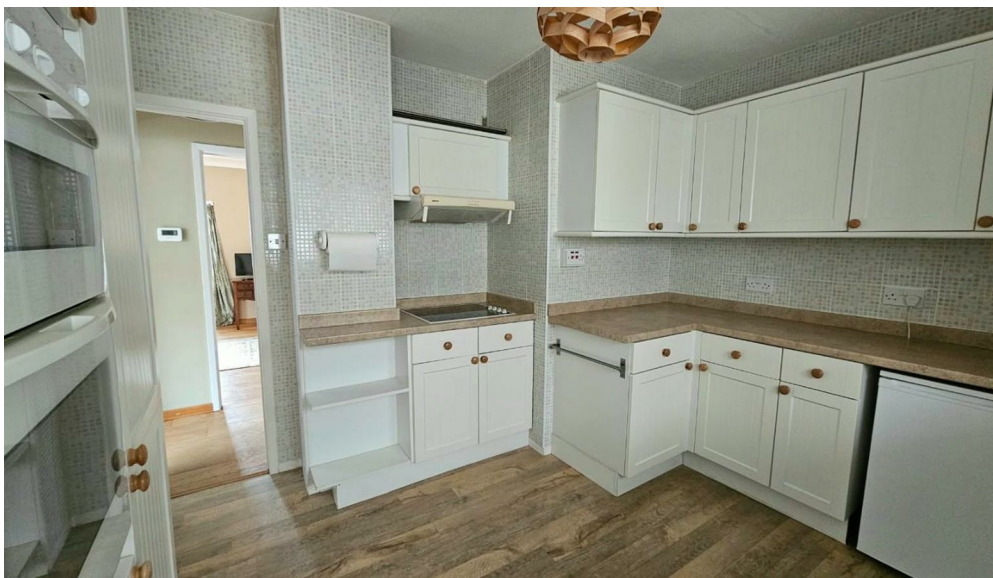
One of the property's notable features is the substantial loft area, which is accessed from the property and benefits from skylight windows. This offers considerable potential for additional accommodation, subject to the necessary planning permissions and building regulations.

The property enjoys attractive and established gardens to the front, with a raised patio area providing a wonderful vantage point from which to enjoy the lovely views. The garden has been thoughtfully planted with an array of mature plants, shrubs and feature trees, creating a mature and private setting.

To the rear is a generous shingle parking area, providing ample off-road parking and access to the substantial double garage with power and light. The property also benefits from a useful under-croft, equipped with power and lighting, providing excellent additional storage space.

Shamba presents an exciting opportunity to acquire a detached bungalow in a desirable and peaceful position within Wotton-under-Edge. With its elevated setting, attractive views, established gardens, generous parking, double garage, useful under-croft and excellent loft potential, the property offers considerable versatility and scope for a new owner to personalise and enhance.



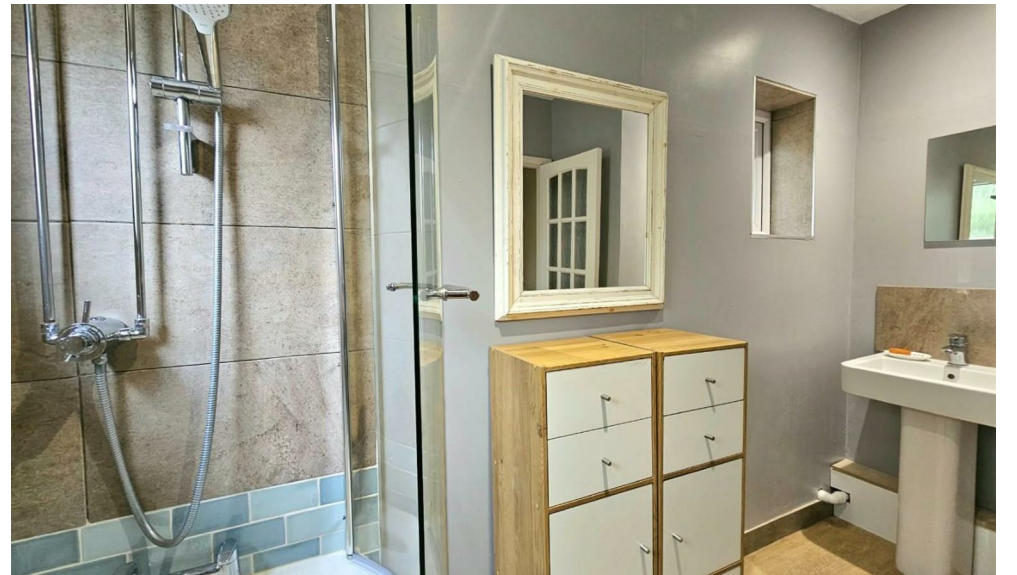


Wotton under Edge is a delightful market town which provides a good choice of shops, a cinema, swimming pool (Summer Time), public houses, wine bar and restaurants/coffee shops. There are also nearby golf courses, lovely walks with close access to The Cotswold Way. You will also find two primary schools in the town with the reputable Katharine Lady Berkeley Secondary School within easy access. The property benefits from good commuter links with Junction 14 of the M5 motorway providing fast routes to Bristol, Gloucester and London.

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.

- Detached Bungalow in Sought After Location
- Elevated Position with Views to the Front
- Spacious Entrance Porch and Hallway
- Attractive Lounge with Beautiful Bay Window
- Recently Fitted Bathroom with Walk-in Bath and Shower over
- Fitted Kitchen with Garden Room
- Generous Shingle Parking Area with Double Garage
- Established Gardens with Under-Croft
- Substantial Loft with Scope (subject to the necessary consents)
- No Onward Chain





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. 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.

Ground Floor

Approx. 117.2 sq. metres (1261.5 sq. feet)



Total area: approx. 117.2 sq. metres (1261.5 sq. feet)

Please note this floor plan is for marketing purposes only and is to be used as a guide only.

All efforts have been made to ensure its accuracy.

Plan produced using PlanUp.

SHAMBA, WOTTON-UNDER-EDGE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Dursley -

01453 542 395 <https://www.hunters.com>

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