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HERE TO GET *you* THERE



8 Woodlands

Wotton-Under-Edge, Tytherington, GL12 8UJ

£290,000



Council Tax: B



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Introduction

Tastefully modernised to incorporate a host of character features, we feel that this traditional red brick house is realistically priced and punching well above its weight. Thoughtfully modernized to incorporate a range of highly desirable qualities, this fabulous three bedroom family home enjoys the benefit of a bright lounge with wood burner and French doors opening to the front, a traditional cottage style dining room with exposed natural stone wall (again with wood burning stove) a fully fitted kitchen and modern bathroom with shower. To the rear there is a small courtyard garden and substantial detached garage/workshop that incorporates a first floor gym. This is a truly unique home that warrants a prompt internal viewing.

Entrance

Via double glazed security locking composite front door.

Porch

Door to living room.

Bathroom

Obscure UPVC double glazed window to front. White WC, vanity unit incorporating wash hand basin and panelled bath with electric shower over and glass screen, part tiled walls and heated towel rail.

Living Room

15'9" x 11'11" (4.82m x 3.65m)

UPVC double glazed French doors to front, feature fireplace incorporating stove effect gas fire, understairs storage cupboard and radiator.

Kitchen/Diner

21'7" x 14'11" (6.60m x 4.57m)

UPVC double glazed windows to side and rear with Slate and flagstone tiled floor, exposed natural stone wall and feature fireplace incorporating woodburning stove, beamed ceiling, staircase rising to 1st floor. Range of modern floor and wall units with woodblock worksurfaces incorporating single drainer sink unit with mixer taps and filtered cold water tap, built-in double oven and 5 burner gas hob (LPG) plumbing for washing machine, integral dishwasher and cupboard housing gas central heating boiler (LPG)

Landing

UPVC double glazed window to side, access to loft.

Bedroom 1

13'2" x 11'3" (4.03m x 3.43m)

UPVC double glazed window to front, panelled walls, radiator and exposed floor boards.

Bedroom 2

11'9" x 7'10" (3.60m x 2.41m)

UPVC double glazed window to rear, exposed floor boards.

Bedroom 3

8'6" x 7'6" (2.61m x 2.31m)

UPVC double glazed window to rear, exposed floor boards and radiator.

Front Garden

Attractively paved and terraced patio with open outlook across the adjacent green to the front.

Rear Garden

Small paved courtyard.

Tel: 01454 411522

Garage

20'4" x 14'8" (6.20m x 4.48m)

Very large detached garage/workshop with electric roller door to the front, double glazed window to rear and personal door to the side, light and power, staircase rising to spacious 1st floor area currently set out as a gym.

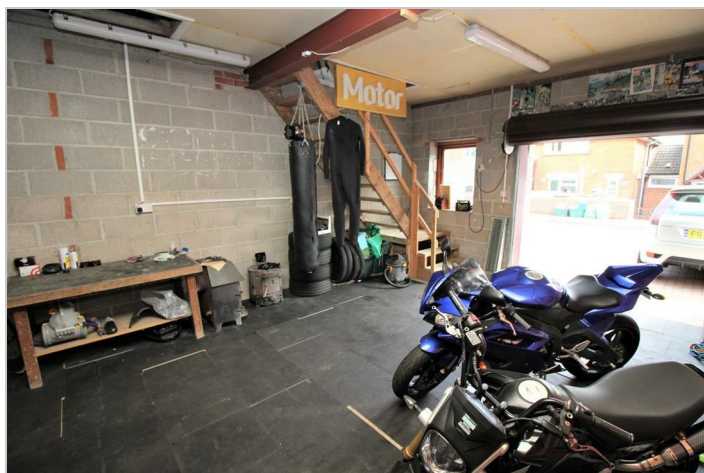
Courtyard patio garden

Small secluded and private paved area at the rear of the garage with wood store and shed.

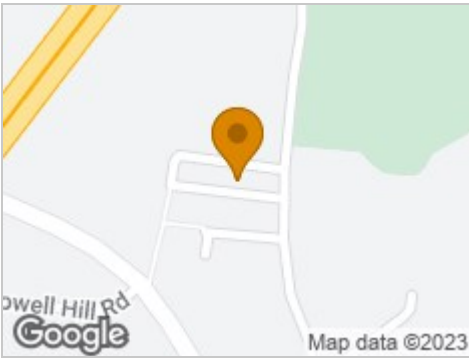
Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; South Gloucestershire Band B



Road Map



Hybrid Map



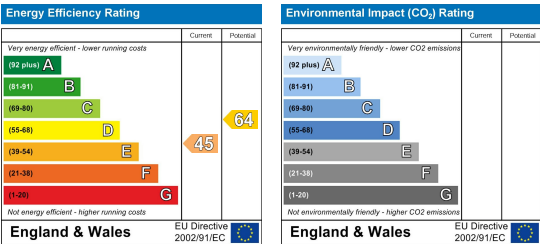
Terrain Map



Viewing

Please contact our Hunters Thornbury Office on 01454 411522 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.