



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
92	99	A	A
<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p>		<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

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Plot 2, 4 Wortley Road Wotton-Under-Edge GL12 7JU

Price Guide  
£670,000



\*\*\*LAST REMAINING PLOT \*\*\* INDIVIDUAL AND BESPOKE FIVE BEDROOM DETACHED FAMILY HOME IN TUCKED AWAY POSITION, ONE OF TWO HIGH-SPEC ENERGY EFFICIENT HOMES DUE TO COMPLETE SUMMER 2025, GARAGE PLUS DRIVEWAY PARKING, 10 YEAR BUILDZONE WARRANTY, PV SOLAR PANELS WITH EV CAR CHARGERS & OPTIONAL BACK-UP BATTERY STORAGE, UNDER FLOOR HEATING WITH AIR SOURCE HEAT PUMPS, OPEN PLAN KITCHEN/DINER WITH BI-FOLD DOORS TO GARDEN, BESPOKE KITCHEN & NEFF APPLIANCES, LIVING ROOM, STUDY/PLAY ROOM, UTILITY ROOM, CLOAKROOM/4TH WC, FIVE FIRST FLOOR BEDROOMS, TWO EN-SUITES PLAY FAMILY BATHROOM, ENCLOSED REAR GARDEN. PREDICTED ENERGY RATING: A.

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## Plot 2, 4 Wortley Road, Wotton-Under-Edge, GL12 7JU

### SITUATION

This newly built family home benefits from a set-back and tucked away position and is situated towards the outskirts of the town, which offers a variety of independent retailers, supermarkets, primary school, leisure facilities, including a cinema. The popular Katherine Lady Berkeley's comprehensive school is on the outskirts of the town, and the M5 motorway, junction (14) at Falfield, is a ten minute drive, giving easy travel throughout the south west.

### DIRECTIONS

At the bottom of Old Town, go across the War Memorial, and after twenty metres fork right in the Hillesley direction, after passing the school on your right and opposite the turning for Shepherds Leaze, there has been a new driveway creating leading to the two detached family homes situated at the rear of the plot.

### DESCRIPTION

This one of two newly built five bedroom detached family home will benefit from a 10 year builders warranty, built by a reputable and local house builder. Energy efficiency and sustainability have been the priority for these builds having PV solar panels with electric car chargers and optional battery back-up storage, under floor heating via air source heat pump and built to the highest spec in creating these predicted A rated energy efficient homes. Internally having a desirable open plan kitchen/diner with bi-fold doors to garden, NEFF appliances to kitchen and utility room, separate living room, study/play room and cloakroom. On the first floor there are five bedrooms, two having en-suite shower rooms with family bathroom. Externally, the rear gardens will be lawned and enclosed with side access leading to the driveway parking for 2/3 cars and garage. Early interest to secure this highly desirable property is advised and with the potential to customise finishings, where available and dependant on stage of build.

### THE ACCOMMODATION

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall

basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

### CANOPY PORCH

### ENTRANCE HALLWAY

### LIVING ROOM

### OPEN PLAN KITCHEN/DINING ROOM

### STUDY/PLAY ROOM

### UTILITY ROOM

### CLOAKROOM

### ON THE FIRST FLOOR

### LANDING

### BEDROOM ONE

### EN-SUITE SHOWER ROOM

### BEDROOM TWO

### EN-SUITE SHOWER ROOM

### BEDROOM THREE

### BEDROOM FOUR

### BEDROOM FIVE

### FAMILY BATHROOM

### EXTERNALLY

Rear garden to be laid to lawn with retaining brick wall, enclosed by wood panel fencing and side access to front driveway providing parking for two/three cars leading to GARAGE.

### AGENTS NOTE

Tenure: Freehold.  
Mains electricity, water and drainage are connected.  
Under floor heating via air source heat pumps.  
Council Tax Band: TBC.  
10-year Buildzone warranty.  
Property will be accessed via private driveway shared by three properties.  
Broadband: Fibre to the Premises  
For mobile signal and wireless broadband: Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for more information

### FINANCIAL SERVICES

We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.

### VIEWING

By appointment with the owner's sole agents as over.

