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22 Cherry Orchard, Wotton-Under-Edge, GL12 7HT

Price Guide  
**£307,000**



OFFERED WITH NO ONWARD CHAIN AND TUCKED AWAY IN THE CORNER OF CUL-DE-SAC, THIS THREE BEDROOM SEMI-DETACHED HOUSE IS SITUATED ON A LARGER THAN AVERAGE PLOT WITH A FAIR DEGREE OF SECLUSION. THE PROPERTY HAS BEEN EXTENSIVELY UPDATED, BUT STILL OFFERS FURTHER POTENTIAL. ENTRANCE HALLWAY, LOUNGE/DINING ROOM WITH PATIO DOORS LEADING OUT INTO THE GARDEN, FREE STANDING KITCHEN, BATHROOM, THREE FIRST FLOOR BEDROOMS, DOUBLE GLAZING, GAS CENTRAL HEATING, EXTENSIVE GARDENS TO FRONT, SIDE AND REAR, GARAGE/STORE AND PLEASANT VIEWS. ENERGY RATING: E

**01453 544500**

31 Parsonage Street, Dursley  
Gloucestershire, GL11 4BW

**bennettjones.co.uk**

sales@bennettjones.co.uk





# 22 Cherry Orchard, Wotton-Under-Edge, GL12 7HT

## SITUATION

Cherry Orchard occupies a pleasant position situated within a half mile walk of the town centre. Wotton-under-Edge offers a variety of independent retailers and supermarket, primary schools, doctors and dentist surgeries and has a cinema and leisure facilities. Within a moments walk is Synwell Playing Field, and the town is located within five miles of the M5 motorway and A38, which gives easy travel throughout the South West.

## DIRECTIONS

If proceeding through Old Town in a south easterly direction towards the war memorial, proceed around the war memorial and continue turning left, continue bearing left, passing The Ram Inn, and proceed for approximately half a mile through Synwell Lane, taking the fourth turning on the right into Cherry Orchard, and the property will be found at the very end of the cul-de-sac on the right hand side.

## DESCRIPTION

This well presented 3 bedroom semi-detached house is tucked away at the end of this pleasant cul-se-sac, situated on the outskirts of the town and nestling below the Warren Woods. The position of the property gives it a fair degree of privacy. The property until recently, has been rented out and is now being offered with NO ONWARD CHAIN. The property offers great potential for extension and the accommodation briefly comprises Entrance Hallway leading into lounge/diner with patio doors leading out into garden, kitchen with free standing units and downstairs bathroom. On the first floor there are 3 bedrooms. The property benefits from double glazing and gas central heating. The gardens are to 3 sides of the property and are planted with a profusion of trees and shrubs and mainly laid to lawn with patio. There is a garage/store attached to a neighboring garage with up and over door, it is currently used for storage only as vehicular access is limited, due to necessary repairs. A viewing is recommended to appreciate the position of no. 22.

## 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).

## ENTRANCE HALLWAY

With double glazed door, tiled floor, under stairs cupboard, radiator and stairs to first floor.

## LOUNGE/DINER 6.85m x 3.17m (22'5" x 10'4")

With fireplace (currently blocked), double glazed window to front and sliding patio doors to rear and opening out into the pleasant and fairly secluded spacious garden area. There are pleasant views across to Wotton Hill and surrounding hillsides.

## KITCHEN 3.02m x 2.86m (9'10" x 9'4")

With a range of free standing attractive wooden units with work tops over, ceramic double sink, 5 burner gas range with extractor hood over, open fronted floor units with basket storage, wine rack, drawer unit, tall cupboard housing Worcester Gas Combi boiler. Laminate flooring, double glazed window to rear over looking the garden, double glazed door to side, radiator.

## BATHROOM

Fitted with White suite comprising 'P' shaped bath with shower tap fitting and glass screen, low level w.c. with concealed cistern, pedestal wash-hand basin, tiled floor, extractor fan, radiator, double glazed window.

## ON THE FIRST FLOOR

## LANDING

With double glazed window to side, access to insulated roof space

## BEDROOM ONE 4.55m into wardrobe x 3.02m (14'11" into wardrobe x 9'10")

With large double glazed window to front, radiator and built in wardrobe with sliding door.

## BEDROOM TWO 3.31m x 2.62m (10'10" x 8'7")

With large double glazed window to the rear with splendid views across to the town and hillsides beyond. Radiator.

## BEDROOM THREE 2.79m x 2.33m (9'1" x 7'7")

With double glazed window to the rear, again with glorious views and radiator.

## EXTERNALLY

There are steps leading down to the property . The front garden is planted with shrubs, while the garden to the side is on two levels, there is a pathway to the side leading to the good expanse of rear lawn and patio, which makes a lovely area to sit and enjoy the privacy. The upper level has a pathway which leads down into the rear garden, the garden is enclosed mainly by trees and shrubs. A gardeners paradise. There is a garage with up and over door to both ends, this is currently used for storage only as it is in need of repair.

## AGENTS NOTES

Tenure: Freehold.  
Council Tax Band: 'C'  
All mains services are understood to be connected.  
Any alterations to the property require consent from the

owner of Warren House.  
Ground Rent for the garage area: TBC  
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.

