



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<small>EU Directive 2002/91/EC</small> England & Wales		<small>EU Directive 2002/91/EC</small> England & Wales	

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12c Hentley Tor, Wotton-Under-Edge,
GL12 7LE

Price Guide
£545,000



THREE BEDROOM DETACHED FAMILY HOME IN TUCKED AWAY PRIME LOCATION, NO ONWARD CHAIN, ELEVATED POSITION WITH FAR REACHING VIEWS OVER THE TOWN AND COUNTRYSIDE, BACKING ONTO OPEN FIELDS TO REAR, AMPLE PARKING WITH LARGE GARAGE, LARGE REAR GARDEN WITH FURTHER GARDEN TO FRONT, ENTRANCE HALLWAY, THROUGH LIVING ROOM, KITCHEN/BREAKFAST ROOM, DINING ROOM, CLOAKROOM, THREE FIRST FLOOR BEDROOMS, FAMILY BATHROOM, GAS CENTRAL HEATING. ENERGY RATING: E.

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12c Hentley Tor, Wotton-Under-Edge, GL12 7LE

SITUATION

This truly unique house is situated in a prime, tucked away position at the end of this very sought after cul-de-sac and boasts stunning views across to the surrounding hillsides 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 twenty 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 the small convenience store, take the left hand turning onto Locombe Place and the next right onto Hentley Tor. Continue up the incline taking the right hand turn, proceed to the end of the cul-de-sac and 12c will be located straight ahead, along the private drive and second from the end.

DESCRIPTION

This property has been in the same ownership for approaching 60 years and is now offered to the market with no onward chain. Located in a truly unique and sought after position, this family home offers a peaceful and tranquil setting with stunning panoramic views over the town and countryside, yet is within walking distance of Wotton town centre. The property is accessed via a private drive which is used by three other properties. There is a good sized front garden, large garage to front with ample driveway parking. To the rear of the property there is a very spacious rear garden, gently sloping towards the open fields to rear with views of the woodlands and stunning panoramic views to front. Internally, the property briefly comprises; entrance hallway, large living room, kitchen/breakfast room, dining room and cloakroom. On the first floor there are three bedrooms and family bathroom.

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

Double glazed front door and panel, stairs to first floor, radiator, storage cupboard.

LIVING ROOM 7.00m x 4.53m narrowing to 3.17m (22'11" x 14'10" narrowing to 10'4")

Double glazed window to front and double glazed sliding door to rear, two radiators, door to:

KITCHEN/BREAKFAST ROOM 4.08m x 2.72m (13'4" x 8'11")

Fitted kitchen with base and wall units, laminated work surfaces over, electric cooker point, space for tall standing fridge freezer, two and half bowl stainless steel sinks, space and plumbing for washing machine, radiator, dual aspect double glazed windows to side and rear, double glazed door to garden.

DINING ROOM 3.12m x 3.07m (10'2" x 10'0")

Dual aspect double glazed windows to side and front, radiator.

CLOAKROOM

Low level WC, wall mounted wash hand basin, radiator, double glazed window to side.

ON THE FIRST FLOOR

SPACIOUS LANDING

Double glazed window to rear, access to loft space, walk-in airing cupboard with gas boiler.

BEDROOM ONE 4.07m narrowing to 3.07m x 3.14m (13'4" narrowing to 10'0" x 10'3")

Double glazed window to front, radiator, full length fitted wardrobe with further built in wardrobe.

BEDROOM TWO 3.80m (max) x 2.55m (max) (12'5" (max) x 8'4" (max))

Double glazed window to front, radiator, fitted wardrobe.

BEDROOM THREE 3.76m (max) x 2.53m (max) (12'4" (max) x 8'3" (max))

Double glazed window to rear, radiator, storage cupboard.

FAMILY BATHROOM

Bath with electric shower, wash hand basin with pedestal, low level WC, radiator, double glazed window to rear.

EXTERNALLY

The gardens and plot size are a particular feature for this property with a generous lawned garden to front, ample driveway parking leading to large GARAGE (5.63m x 3.67m) which has electric up and over door, light and power and double glazed window to side. Side access leads to the rear garden which has flagstone patio, flower beds, steps leading up to a level lawned area, further steps lead up to gradual sloping lawn which backs onto open fields. The rear garden is enclosed by hedging to side and fence to rear.

AGENT NOTES

Tenure: Freehold.

Services: All mains services are believed to be connected. Gas central heating. Council Tax Band: E. Rights of way: Broadband: Asymmetric Digital Subscriber Line For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information The property is accessed via a shared private driveway.

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.

