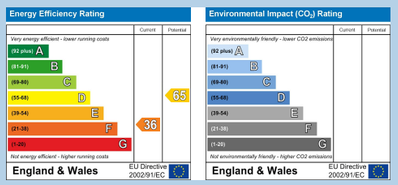
ESTATE AGENTS • LETTING AGENTS • VALUERS • SURVEYORS

Bennett Jones PARTNERSHIP



MISREPRESENTATION ACT 1967. Messrs. Bennett Jones for themselves and for the Vendors of this property whose agents they are, give notice that: All statements contained in their particulars as to this property are made without responsibility on the part of the Agents or Vendors.
None of the statements contained in their particulars as to this property is to be relied on as a statement or representation of fact. Any intending purchasers must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendors do not make or give and neither the Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

ESTATE AGENTS • LETTING AGENTS • VALUERS • SURVEYORS

Bennett Jones PARTNERSHIP

Old Town House Old Town, Wotton-Under-Edge, GL12 7DJ

Price Guide

£690,000

OFFERED WITH NO ONWARD CHAIN. TUCKED AWAY, BUT SITUATED IN THE HEART OF THE TOWN CENTRE. DETACHED RESIDENCE WITH VERSATILE ACCOMMODATION, INCLUDING A SEPARATE ONE BEDROOM ANNEXE. OLD TOWN HOUSE HAS AMPLE SCOPE TO RE-CONFIGURATE THE LAYOUT AND REFURBISH TO SUIT. IT HAS AMPLE PARKING, GARAGE AND GARDENS TO FRONT AND REAR. THE MAIN HOUSE HAS ENTRANCE PORCH LEADING INTO HALLWAY. SPACIOUS KITCHEN/BREAKFAST WITH WOOD BURNER, UTILITY AREA, CLOAKROOM, DINING ROOM, FIRST FLOOR LOUNGE, ALONG WITH TWO BEDROOMS (ONE WITH DRESSING AREA), AND A FURTHER TWO INTERCONNECTING BEDROOMS AND SEPARATE FAMILY BATHROOM ON THE SECOND FLOOR. THE ANNEXE HAS ENTRANCE PORCH, LOUNGE/DINING ROOM, LAUNDRY/KITCHEN, DOUBLE BEDROOM AND BATH/SHOWER ROOM, SEPARATE WC, REAR PORCH TO GARDEN. ENERGY RATING: F. A VIEWING IS ESSENTIAL TO APPRECIATE WHAT OLD TOWN HOUSE HAS TO OFFER.

01453 544500
31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

bennettjones.co.uk
sales@bennettjones.co.uk

The Property Ombudsman
propertymark

Old Town House Old Town, Wotton-Under-Edge, GL12 7DJ

SITUATION
Old Town House is tucked away, yet in the heart of the town of Wotton-under-Edge where you will find a variety of independent retailers, supermarkets, outstanding primary and comprehensive schooling, doctors and dentists' surgeries and proudly has its own cinema along with leisure facilities. Wotton-under-Edge is situated within a five mile radius of the M5 motorway and A38 which gives good travel connections to the south west.

DIRECTIONS
From the War Memorial at the bottom of Old Town start to proceed up Old Town, passing the bus shelters on your left, take the turning just after these towards the Renishaw car parking area. Just before the car parking area you take a left turn which will lead you into the driveway of Old Town House.

DESCRIPTION
Ideally located for the town centre and all its amenities, yet tucked away with ample parking, this detached family house with separate annexe will suit many buyers as it has versatile accommodation and lots of scope. It has been in the same ownership for over 40 years and has been loved by the present owner, but it is time for someone else to enjoy and put their own stamp on it. The main residence has an entrance porch leading into an entrance hallway with stairs to first floor, good sized kitchen/breakfast room with wood burner, utility area, cloakroom and a store room off which is in need of repair, the dining area which is a good size currently gives internal access to the annexe. On the first floor there is a large lounge with fireplace and two bedrooms (one with a dressing area), the family bathroom along with two further interconnecting bedrooms can be found on the second floor. The annexe has a good sized lounge/dining area with access out into the garden, laundry/fitted kitchen, bath/shower room, separate w.c. and a double bedroom. The annexe has its own car port to the front. The garden currently serving both properties to the rear is mainly laid to lawn and to the front there is a good sized garage adjoining the main residence, side borders and ample parking. The heating is currently partial night storage heaters, there are radiators to most rooms but they are not in use as the oil fired boiler in the store room is obsolete. A viewing is highly recommended to appreciate how adaptable this home could be for many lifestyles.

ENTRANCE PORCH
With tiled floor, double glazed door and window.

ENTRANCE HALLWAY
With wooden door, night storage heater, parquet flooring, single glazed window to front, stairs to first floor, glass door to :

KITCHEN/BREAKFAST ROOM 5.09m x 4.66m max (16'8" x 15'3" max)
Fitted with a range of floor and wall units, tall cupboard, stainless steel sink unit, electric cooker, worktops, Karndean flooring, woodburner, double glazed window to front, glass door to:

UTILITY AREA
With Karndean flooring, washing machine and dishwasher, (these appliances can be included if required). Door to Store Room 4.48 x3.26 (in need of repair) housing an oil fired boiler (the boiler is not in working order) and having access to the rear garden. Opening from Utility into:

CLOAKROOM
With low level WC and wash hand basin, single glazed window.

DINING ROOM 5.36m x 3.07m (17'7" x 10'0")
With double glazed windows to front and extensive double glazed window to rear, night storage heater, radiator, there is currently a door that leads into the annexe, this could be blocked off to make the annexe self contained.

ON THE FIRST FLOOR

LANDING
With single glazed window to front with views to Wotton Hill, night storage heater, stairs to second floor.

LOUNGE 5.52m x 4.00m (18'1" x 13'1")
With single glazed windows to front and rear, fireplace with wood burner, four wall light points. radiator, interconnecting door to:

BEDROOM ONE 3.60m x 3.46m (11'9" x 11'4")
With laminate flooring, two wall lights, single glazed window to front, radiator opening to:

DRESSING AREA 3.46m x 1.86m (11'4" x 6'1")
With laminate flooring, range of built-in wardrobes and drawers, single glazed window to rear.

BEDROOM TWO 3.44m x 2.88m (including bulkhead of stairs) (11'3" x 9'5" (including bulkhead of stairs))
Two single glazed windows giving dual aspect, radiator.

ON THE SECOND FLOOR

LANDING
With access to loft space which is insulated, night storage heater.

BATHROOM 3.47m x 2.65m reducing to 1.76m (11'4" x 8'8" reducing to 5'9")
Fitted with panelled bath, pedestal wash hand basin and low level WC, single glazed window to side radiator.

BEDROOM THREE 4.67m max x 4.02m (15'3" max x 13'2")
With windows to front and rear and having views across to Tor Hill and The Warren, radiator. Door leading into:

BEDROOM FOUR 3.90m x3.50m (12'9" x11'5")
This room is interconnecting with bedroom four, it has dual aspect single glazed windows to rear and side.

THE ANNEXE

ENTRANCE HALL
With single glazed door, hanging cupboard.

LOUNGE/DINING ROOM 5.34m x 4.03m (17'6" x 13'2")
With two night storage heaters, double glazed windows to side and rear overlooking the garden, four wall light points, door to rear porch with tiled floor, door to garden.

LAUNDRY/KITCHEN 3.38m x 2.99m (11'1" x 9'9")
Fitted with a range of wall and floor units, stainless steel sink unit, tall cupboard, washing machine and slimline dishwasher (these appliances can be included if required) electric cooker point, tiled splashbacks, worktops, double glazed window to front, vinyl tiled effect flooring, door to:

INNER HALLWAY
With deep linen cupboard, access to roof space which has a window, is insulated, boarded and has a ladder.

BATH/SHOWER ROOM
Fitted with separate shower cubicle with Mira Shower, corner bath, pedestal wash hand basin, double glazed window, vinyl tiled effect flooring.

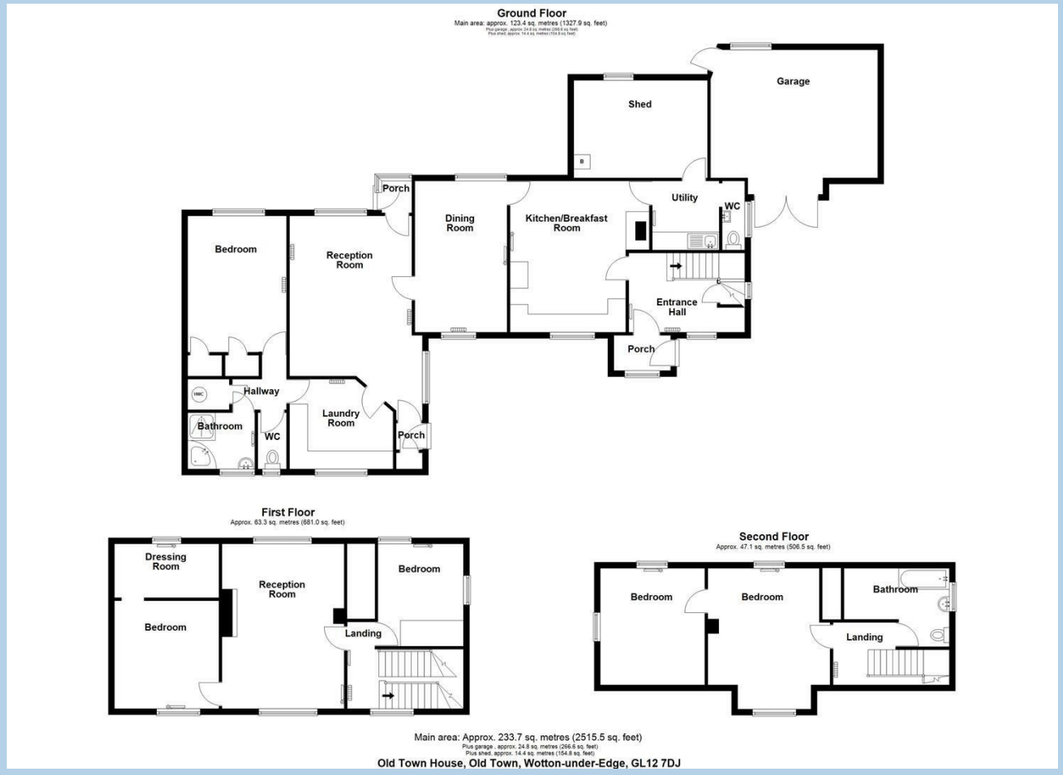
SEPARATE WC
Low level WC, vinyl tiled effect flooring, double glazed window.

BEDROOM 4.54m x 3.28m (14'10" x 10'9")
With double glazed window to rear overlooking the garden, built-in wardrobe with hanging rail and shelves, night storage heater.

EXTERNALLY
There is a GARAGE 5.58m x 3.53m max with double doors and has a door to the rear garden. There is ample parking to the front of the house and also includes a car port which is in front of the annexe. There is a garden area to the side of the main house. The rear garden is mainly laid to lawn.

AGENT NOTES
Tenure: Freehold

Services: Main electricity, water and drainage. There is no gas currently to the property, but understand there is gas connected to the neighbouring property. The Oil Fired Boiler is not currently in working order. and therefore the radiators are not in use.
Council Tax Band: F. (This covers The Main House and The Annexe)
Conservation area: Yes
There is a covered Well to the side of the house, in front of the Garage.
Broadband: Overhead line (not fibre)
For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information
We understand that a planning application has been submitted by Renishaw for neighbouring development on part of their site.

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

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.